

**BELVEDERE MUNICIPAL UTILITY DISTRICT  
NOTICE OF SPECIAL MEETING**

TO: THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code Chapter 551, that the Board of Directors of Belvedere Municipal Utility District (District) will hold a special meeting, open to the public, on Wednesday, August 5, 2026, at 6:00 p.m., within the boundaries of the District, at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, for the following purposes:

Meeting materials are available at [www.belvederemud.org](http://www.belvederemud.org).

1. Call meeting to order and establish a quorum.
2. Discuss, consider, and take action to approve minutes for the May 5, 2026 special meeting.
3. Discuss, consider, and take action concerning election of officers.
4. Receive public comment (*three (3) minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker*).
5. Discuss and consider the preliminary 2026-2027 District budget.
6. Discuss, consider, and take action as necessary concerning the proposed 2026 tax rate, including scheduling a public hearing on a proposed tax rate, and authorizing publication of a notice of public hearing on such tax rate.
7. Discuss, consider, and take action concerning changes in rates charged by District consultants.
8. Discuss, consider, and take action concerning the engagement of West, Davis & Company to conduct an audit of the District's financial records for the period ending September 30, 2026.
9. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
  - a. Payment and ratification of invoices;
  - b. TexPool investments; and
  - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.
10. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District.
11. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
  - a. Report from the District's Engineer;

- b. Drainage facilities;
- c. Trail maintenance.
- 12. Discuss, consider, and take action regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC.
- 13. Discuss, consider, and take action on future meeting schedule.
- 14. Adjournment.

EXECUTED this the 30th day of July 2026.

  
\_\_\_\_\_  
Attorney for the District



\*\*\*\*\*  
Belvedere Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call David Klein at LHO Gussennik, Attorney for the District, at (512) 322-5818, for information.

**BELVEDERE MUNICIPAL UTILITY DISTRICT  
TAXPAYER IMPACT STATEMENT PER TEXAS GOV'T CODE § 551.043(c)(2)**

|                                                                                                                                                                                                                                                |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Property tax bill for the median-valued homestead for current fiscal year (fiscal year 2025-2026):                                                                                                                                             | \$3,651  |
| Estimated property tax bill for the median-valued homestead for the upcoming fiscal year (fiscal year 2026-2027) if the proposed budget is adopted:                                                                                            | \$3,527  |
| Estimated property tax bill for the median-valued homestead for the upcoming fiscal year (fiscal year 2026-2027) if a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26 of the Texas Tax Code** is adopted: | \$3,689* |

*\*The No-New-Revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may not be capable of funding a balanced budget for the District.*

**\*\*No-New-Revenue Tax Rate** = rate expressed in dollars per \$100 of table value calculated according to the following formula:

$$\text{No-New-Revenue Tax Rate} = \frac{(\text{Last Year's Levy} - \text{Lost Property Levy})}{(\text{Current Total Value} - \text{New Property Value})}$$

**Last Year's Levy** = the total of the amount of taxes that would be generated by multiplying the total tax rate adopted in the preceding year by the total taxable value of property on the appraisal roll for the preceding year, including taxable value that was reduced in an appeal, all appraisal roll supplements and corrections as of the date of the calculation (other than corrections made under Texas Tax Code § 25.25(d) for errors that resulted in an incorrect appraised value that exceeds more than one-fourth of the correct appraised value for a residence or one-third the correct value in the case of all other property), portions of property involved in an appeal that are not in dispute, and the amount of taxes refunded by the taxing unit in the preceding year for tax years before that year.

**Lost Property Levy** = amount of taxes levied in the preceding year on property value that was taxable in the preceding year but is not taxable in the current year because the property is exempt in the current year under a provision of the Texas Tax Code other than 11.251 (Tangible Personal Property Exempt), 11.253 (Tangible Personal Property in Transit), and 11.35 (Temporary Exemption for Qualified Property Damaged by Disaster), the property has qualified for special appraisal under Chapter 23 of the Texas Tax Code in the current year, or the property is located in the territory that has ceased to be part of the taxing unit since the preceding year.

**Current Total Value** = total taxable value of property listed on the appraisal roll for the current year, including all supplements and corrections as of the date of the calculation, less the taxable value of property exempted for the current tax year for the first time under Texas Tax Code § 11.31 (Pollution Control Property) or 11.315 (Energy Storage System in Nonattainment Area).

**New Property Value** = means the following:

- Total taxable value of property added to the appraisal roll in the current year by annexation and improvements listed on the appraisal roll that were made after January 1<sup>st</sup> of the preceding tax year, including personal property located in new improvements that was brought into the unit after January 1<sup>st</sup> of the preceding tax year.
- Property value that is included in the current total value for the tax year succeeding a tax year in which any portion of the value of the property was excluded from the total value because of the application of a tax abatement agreement to all or a portion of the property, less the value of the property that was included in the total value for the preceding tax year.
- For purposes of an entity created under Section 52, Article III, or Section 59, Article XVI of the Constitution, property value that is included in the current total value for the tax year succeeding a tax year in which the following occurs: (a) the subdivision of land by plat; (b) installation of water, sewer, or drainage lines, or (c) the paving of undeveloped land.

**A copy of the proposed budget for fiscal year 2026-2027 is available on the District's website:**  
<https://belvederemud.org/>

## Agenda Item No. 2

Discuss, consider, and take action to approve minutes for the May 5, 2026 special meeting.

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

|                                      |   |
|--------------------------------------|---|
| THE STATE OF TEXAS                   | § |
|                                      | § |
| COUNTY OF TRAVIS                     | § |
|                                      | § |
| BELVEDERE MUNICIPAL UTILITY DISTRICT | § |

On May 5, 2026, the Board of Directors (“Board”) of Belvedere Municipal Utility District (the “District”) held a special meeting within the boundaries of the District at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas. A copy of the notice of meeting along with associated certificates of posting are attached hereto as **Exhibit “A”**.

The roll was called of the members of the Board, to-wit:

|                  |                     |
|------------------|---------------------|
| James Koerner    | President           |
| Ronald Ubertini  | Vice President      |
| Fred King        | Secretary/Treasurer |
| Geoffrey Webster | Assistant Secretary |
| Alexandria Babb  | Director            |

At the beginning of the meeting, all the Directors were present, except Directors Ubertini and King, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included Jordan Carrasco, P.E., and McKenna Sanders, EIT, with Quiddity Engineering; Danielle Lam, Attorney, and Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C. (“Lloyd Gosselink”); and Mike Hurst, property owner.

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00 p.m. He announced that a quorum of the Board was in attendance.
2. Discuss, consider, and take action concerning qualifying newly elected directors. Ms. Lam stated that Directors Koerner and Babb recited their Statements of Officer and Oaths of Office, administered by Mr. Castro, a Notary Public, before the start of this meeting. She stated that due to Director King’s absence from this meeting, Director King would be sworn in prior to the Board’s next meeting.
3. Discuss, consider, and take action concerning the election of officers. Director Koerner stated that the Board would postpone action on this item until the Board’s next meeting.
4. Receive public comment (three (3) minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker). There were no public comments.

5. Discuss, consider, and take action to approve the minutes of the March 31, 2026 special meeting. Director Koerner introduced this Item, and a copy of the minutes presented to the Board are attached hereto in **Exhibit “B”**. Director Webster moved to approve the minutes of the March 31, 2026 special meeting, as presented. Director Babb seconded the Motion and the Motion passed unanimously, 3-0.
6. Discuss, consider, and take action as necessary concerning reports from the District’s Bookkeeper and Finance Committee, including:
  - a. Payment and ratification of invoices;
  - b. TexPool investments; and
  - c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item and presented the Bookkeeper’s Report and cash sheet, consisting of the list of the District’s revenues, invoices paid since the Board’s last regular meeting on March 31, 2026, current invoices, proposed bank transfers for the current reporting month, and additional documentation concerning other bookkeeping matters, including a copy of the District’s Quarterly Investment Report, all of which are attached hereto as **Exhibit “C”**. Director Koerner stated that there was a request to add payment to Quiddity for \$1,641.25, for a December 2025-January 2026 invoice. After discussion, Director Koerner moved to (i) ratify the payment of the invoices paid since the Board’s last regular meeting, (ii) approve the payment of current invoices, as presented in the Bookkeeper’s Report, (iii) approve payment of Quiddity’s invoice for \$1,641, and (iv) approve the District’s Quarterly Investment Report. Director Webster seconded the Motion and the Motion passed unanimously, 3-0.

7. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner introduced this Item and stated that the District was awaiting information from the HOA concerning an estimate of the cost associated with the repaving of the mailbox kiosk. He also mentioned that there were repairs associated with a leak in the Belvedere Amenity Center’s HVAC system. After discussion, no action was taken by the Board in connection with this Item.
8. Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
  - a. Report from the District Engineer;
  - b. Drainage facilities, including, but not limited to:
  - c. Trail maintenance.

Mr. Carrasco stated that he had no updates concerning the District’s drainage facilities since the Board’s last meeting. Next, he presented a copy of the District’s 2026 Trail Inspection Report, a copy of the Report is attached as **Exhibit “D”**. Mr. Carrasco recommended that (i) the Board consider having the culverts cleaned to remove debris and materials near the inflow and outflow points; (ii) the replacement of existing rocks along the downstream edge of the trails in certain areas with flat pavers or small concrete pads to allow the drainage to flow off the trails; and (iii) the restoration and addition of washed-

out gravel along certain areas of the trail system. After discussion, Director Koerner requested that Mr. Carrasco: (i) share the Quiddity 2026 Trails Inspection Report with District's Landscape Maintenance Contractor, Sunscape; (ii) ask Sunscape how often it inspects the District's Trail System (specifically the state of the culverts) to determine needed maintenance; and (iii) that Ms. Lam review the Sunscape contract with the District to confirm that culvert maintenance is a task that is included in their scope of service and how often such maintenance should take place.

9. Discuss, consider, and take action on future meeting schedules. Director Koerner introduced this Item and stated that the Board decided during the March 31, 2026 meeting that its next meetings would be at 6:00 p.m. at the Belvedere Amenity Center on August 5, 2026, and September 15, 2026. Director Koerner directed the District's consultants to take the steps necessary to schedule such meetings.
10. Adjournment. Director Webster moved to adjourn the meeting. Director Babb seconded the Motion and the Motion passed unanimously, 3-0. The meeting was adjourned at 6:13 p.m.

PASSED, APPROVED, AND ADOPTED this 5th day of August 2026.

[DISTRICT SEAL]

---

Fred King, Secretary

## Agenda Item No. 5

Discuss and consider the preliminary 2026-2027  
District budget.

Belvedere Municipal Utility District  
General Operating Fund  
Statement of Projected Revenues and Expenditures  
Budget for the Fiscal Year October 1, 2026 to September 30, 2027

Revenues

|                 |                |
|-----------------|----------------|
| Property Taxes  | \$ 297,327     |
| Interest Income | <u>12,000</u>  |
| Total Revenues  | <u>309,327</u> |

Expenditures

|                                               |                         |
|-----------------------------------------------|-------------------------|
| Solid Waste Disposal                          | 68,000                  |
| Legal Fees                                    | 40,000                  |
| Audit Fees                                    | 7,500                   |
| Accounting Fees                               | 16,800                  |
| Engineering Fees                              | 46,000                  |
| Engineering Special Projects                  | 5,000                   |
| Amenity Center Operations and Maintenance     | 55,000                  |
| Drainage and Trail Maintenance                | 32,500                  |
| Insurance                                     | 6,000                   |
| Tax Appraisal and Collection Fees             | 6,000                   |
| Bank Charges                                  | 200                     |
| Other fees                                    | 100                     |
| Newspaper notices                             | 3,000                   |
| Website                                       | <u>750</u>              |
| Total Expenditures                            | <u>286,850</u>          |
| Projected Excess Revenue<br>Over Expenditures | <u><u>\$ 22,477</u></u> |

Belvedere Municipal Utility District  
Debt Service Fund  
Statement of Projected Revenues and Expenditures  
Budget for the Fiscal Year October 1, 2026 to September 30, 2027

Revenues

|                 |                |
|-----------------|----------------|
| Property Taxes  | \$ 451,117     |
| Interest Income | <u>10,000</u>  |
| Total Revenues  | <u>461,117</u> |

Expenditures

|                    |                |
|--------------------|----------------|
| Principal          | 370,000        |
| Interest           | <u>114,781</u> |
| Total Expenditures | <u>484,781</u> |

|                                                                 |                           |
|-----------------------------------------------------------------|---------------------------|
| Projected Excess (Deficit) Revenue<br>Over (Under) Expenditures | <u><u>\$ (23,664)</u></u> |
|-----------------------------------------------------------------|---------------------------|

Belvedere Municipal Utility District  
Property Taxes for the Fiscal Year October 1, 2026 to September 30, 2027

| <u>Property Taxes</u> |                  | <u>Debt</u>              | <u>M&amp;O</u>           |
|-----------------------|------------------|--------------------------|--------------------------|
| Taxable value         | \$ 414,249,233   |                          |                          |
| Tax rate              | <u>\$ 0.1825</u> | <u>\$ 0.1100</u>         | <u>\$ 0.0725</u>         |
| Tax levy              |                  | <u><u>\$ 455,674</u></u> | <u><u>\$ 300,331</u></u> |

99% collection rate

|                              |                          |                          |
|------------------------------|--------------------------|--------------------------|
|                              | <u>Debt</u>              | <u>M&amp;O</u>           |
|                              | \$ 455,674               | \$ 300,331               |
|                              | 0.99                     | 0.99                     |
| <b>Estimated Collections</b> | <u><u>\$ 451,117</u></u> | <u><u>\$ 297,327</u></u> |

|                             |              |             |                |
|-----------------------------|--------------|-------------|----------------|
|                             | <u>Total</u> | <u>Debt</u> | <u>M&amp;O</u> |
| Tax rate year ended 9/30/26 | \$ 0.1825    | \$ 0.1100   | \$ 0.0725      |
| Tax rate year ended 9/30/25 | \$ 0.1925    | \$ 0.1150   | \$ 0.0775      |
| Tax rate year ended 9/30/24 | \$ 0.2050    | \$ 0.1275   | \$ 0.0775      |
| Tax rate year ended 9/30/23 | \$ 0.2225    | \$ 0.1450   | \$ 0.0775      |

## Fred Castro

---

**From:** Garry Kimball <garry@spfmuni.com>  
**Sent:** Thursday, July 23, 2026 12:27 PM  
**To:** Fred Castro; jeff monzingo  
**Cc:** Michele Louis; Danielle Lam  
**Subject:** RE: Belvedere MUD  
**Attachments:** 26 Water Developed Water Districts- Belvedere MUD - (7-23-26)(TCAD).xlsx

Here is my preliminary recommendation, which represents no change vs 2025 (even though net taxable declined year over year). No rollback issues here. Please let me know if this causes any issues with the maintenance budget. Thanks,

**Garry R. Kimball**  
**Managing Director & CEO**  
**Specialized Public Finance, Inc.**  
**248 Addie Roy Rd., Ste B-103**  
**Austin, TX 78746**  
**(512) 820-6083 (M)**  
**(512) 275-7300 (O)**



SPECIALIZED PUBLIC FINANCE INC.  
FINANCIAL ADVISORY SERVICES

***NOTE: FEDERAL REGULATIONS PROHIBIT TEXT COMMUNICATIONS BETWEEN MUNICIPAL ADVISORS AND MUNICIPAL CLIENTS. PLEASE EMAIL OR CALL WITH ANY SOLICITATIONS FOR MUNICIPAL ADVICE.***

**From:** Fred Castro <fcastro@lglawfirm.com>  
**Sent:** Thursday, July 23, 2026 12:11 PM  
**To:** jeff monzingo <jeff@jeffmcpa.com>; Garry Kimball <garry@spfmuni.com>  
**Cc:** Michele Louis <michele@jeffmcpa.com>; Danielle Lam <dlam@lglawfirm.com>  
**Subject:** Belvedere MUD  
**Importance:** High

Jeff and Garry,

Attached is the 2026 TCAD Certified Net Taxable Value for Belvedere MUD. As you already know, any time a district will discuss or adopt a budget, it must post a copy of the proposed budget and a taxpayer impact statement with the meeting notice/agenda. Since Belvedere MUD is meeting on the 5<sup>th</sup> of August, our office will be posting the meeting notice/agenda no later than Thursday, July 30, 2026, below is a list of agenda items and backup documentation we will need:

### **August Board Meeting**

#### **Agenda Items**

1. Consider Preliminary Budget for FY 26-27
2. Consider Proposed Tax Rate for 2026 and Schedule a Public Tax Hearing (this will include a tax rate recommendation for debt service and accompanying tax rate worksheets)

3. Amend Budget for FY 25-26 (if needed)

Posting Requirements

1. Meeting Notice/Agenda
2. Preliminary Budget for FY 26-27
3. Taxpayer Impact Statement for Tax Year 2026
4. Amended Budget for FY 25-26 (if needed)
5. Taxpayer Impact Statement for Tax Year 2025 (if needed)

Please let us know if you have any questions.



FRED CASTRO  
Paralegal  
512-322-5845 Direct  
Lloyd Gosselink Rochelle & Townsend, P.C.  
816 Congress Ave., Suite 1900, Austin, TX 78701  
[www.lglawfirm.com](http://www.lglawfirm.com) | 512-322-5800

---

\*\*\*\*ATTENTION TO PUBLIC OFFICIALS AND OFFICIALS WITH OTHER INSTITUTIONS SUBJECT TO THE OPEN MEETINGS ACT \*\*\*\*

A "REPLY TO ALL" OF THIS EMAIL COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO LEGAL COUNSEL.

**CONFIDENTIALITY NOTICE:**

This email (and all attachments) is confidential, legally privileged, and covered by the Electronic Communications Privacy Act. Unauthorized use or dissemination is prohibited. If you have received this message in error please delete it immediately. For more detailed information click <http://www.lglawfirm.com/email-disclaimer/>.

**NOT AN E-SIGNATURE:**

No portion of this email is an "electronic signature" and neither the author nor any client thereof will be bound by this e-mail unless expressly designated as such as provided in more detail at [www.lglawfirm.com/electronic-signature-disclaimer/](http://www.lglawfirm.com/electronic-signature-disclaimer/).

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

NICOLE CONLEY  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
ELIZABETH MONTOYA  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

## BOARD MEMBERS

BRUCE ELFANT  
JETT HANNA  
CELIA ISRAEL  
DICK LAVINE  
AARON MORENO  
SHENGHAO "DANIEL" WANG

## BELVEDERE MUD

JAMES P. KOERNER, PRESIDENT  
816 CONGRESS AVE, STE 1900  
AUSTIN, TX 78701

July 20, 2026

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2026 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported as the owner's opinion of value or the preceding year's value, whichever is lower, pursuant to Tax Code Section 26.01(c).

|                                                  |                      |
|--------------------------------------------------|----------------------|
| Approved Net Taxable                             | \$400,861,271        |
| Certification Percentage                         | 96.79%               |
| Section 26.01(c) Net Taxable Value Under Protest | \$13,387,962         |
| <b>Net Taxable Value</b>                         | <b>\$414,249,233</b> |
| <b>Freeze Adjusted Taxable Value</b>             | <b>\$414,249,233</b> |

The following pages included with your Certified Value provide information to assist you in completing the Truth in Taxation calculations and postings. Data on taxes refunded for years preceding the prior tax year has been provided for entities with a collection agreement with the Travis County Tax Office.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2026.

Sincerely,

Leana Mann, RPA, CCA, CGFO  
Chief Appraiser  
Lmann@tcadcentral.org  
(512) 834-9317 Ext. 405

### All Water Districts:

| Line | Tax Rate Calculation Worksheet                                                                                                                          | Amount      |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1    | Prior year average appraised value of residence homestead. <b>Exhibit B</b>                                                                             | \$2,155,123 |
| 2    | Prior year general exemptions available for the average homestead. <b>Exhibit B</b><br><i>Excluding age 65 or older or disabled persons exemptions.</i> | \$142,060   |
| 3    | Prior year average taxable value of residence homestead.<br>Line 1 minus Line 2.                                                                        | \$2,013,063 |
| 4    | Prior year adopted M&O tax rate.                                                                                                                        | 0.072500    |
| 5    | Prior year M&O tax on average residence homestead.<br>Multiply Line 3 by Line 4, divide by \$100.                                                       | \$1,459.47  |

### Developed Water Districts (Form 50-860):

| Line | Tax Rate Calculation Worksheet                                                                                                                          | Amount      |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 6    | Highest M&O tax on average residence homestead with increase<br>Multiply Line 5 by 1.035                                                                | \$1,510.55  |
| 7    | Current year average appraised value of residence homestead <b>Exhibit A</b>                                                                            | \$1,993,319 |
| 8    | Current year general exemptions available for the average homestead <b>Exhibit A</b><br><i>Excluding age 65 or older or disabled persons exemptions</i> | \$48,250    |
| 9    | Current year average taxable value of residence homestead<br>Line 7 minus Line 8                                                                        | \$1,945,069 |
| 10   | Highest current year M&O tax rate<br>Line 6 divided by Line 9, multiply by \$100                                                                        | 0.077661    |
| 19   | Prior year average taxable value of residence homestead<br>Line 3                                                                                       | \$2,013,063 |
| 20   | Prior year adopted total tax rate                                                                                                                       | 0.182500    |
| 21   | Prior year total tax on average residence homestead.<br>Multiply Line 19 by Line 20, divide by \$100                                                    | \$3,673.84  |
| 22   | Current year highest amount of taxes per average residence homestead<br>Multiply Line 21 by 1.035                                                       | \$3,802.42  |
| 23   | Current year tax election tax rate<br>Divide Line 22 by Line 9 and multiply by \$100                                                                    | 0.195490    |

### Low Tax Rate and Developing Water Districts (Form 50-858):

| Line | Tax Rate Calculation Worksheet                                                                                                                            | Amount      |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 6    | Highest M&O tax on average residence homestead with increase<br>Multiply Line 5 by 1.08                                                                   | \$1,576.23  |
| 7    | Current year average appraised value of residence homestead. <b>Exhibit A</b>                                                                             | \$1,993,319 |
| 8    | Current year general exemptions available for the average homestead. <b>Exhibit A</b><br><i>Excluding age 65 or older or disabled persons exemptions.</i> | \$48,250    |
| 9    | Current year average taxable value of residence homestead.<br>Line 7 minus Line 8.                                                                        | \$1,945,069 |
| 10   | Highest current year M&O tax rate.<br>Line 6 divided by Line 9, multiply by \$100.                                                                        | 0.081037    |
| 14   | Prior year average taxable value of residence homestead<br>Line 3                                                                                         | \$2,013,063 |
| 15   | Prior year adopted total tax rate                                                                                                                         | 0.182500    |
| 16   | Prior year total tax on average residence homestead.<br>Multiply Line 14 by Line 15, divide by \$100                                                      | \$3,673.84  |
| 17   | Current year highest amount of taxes per average residence homestead<br>Multiply Line 16 by 1.08                                                          | \$3,967.75  |
| 18   | Current year tax election tax rate<br>Divide Line 17 by Line 9 and multiply by \$100                                                                      | 0.203990    |

### Notice of Public Hearing – Budget/Tax Rate Information

|                                                                       |               |
|-----------------------------------------------------------------------|---------------|
| 2025 Average appraised value of properties with a homestead exemption | \$2,155,123   |
| 2025 Total appraised value of all property                            | \$456,038,662 |
| 2025 Total appraised value of all new property                        | \$2,438,582   |
| 2025 Average taxable value of properties with a homestead exemption   | \$2,013,063   |
| 2025 Total taxable value of all property                              | \$428,991,214 |
| 2025 Total taxable value of all new property                          | \$2,438,582   |
| 2025 Median market Value of properties with a homestead exemption     | \$2,108,344   |
| 2025 Median taxable value of properties with a homestead exemption    | \$2,000,327   |
|                                                                       |               |
| 2026 Average appraised value of properties with a homestead exemption | \$1,993,319   |
| 2026 Total appraised value of all property                            | \$423,516,487 |
| 2026 Total appraised value of all new property                        | \$1,993,491   |
| 2026 Average taxable value of properties with a homestead exemption   | \$1,945,069   |
| 2026 Total taxable value of all property                              | \$414,249,233 |
| 2026 Total taxable of all new property                                | \$1,993,491   |
| 2026 Median market Value of properties with a homestead exemption     | \$1,962,766   |
| 2026 Median taxable value of properties with a homestead exemption    | \$1,932,434   |

**Please join us for our annual Truth in Taxation Webinar on Tuesday, July 28, 2026, at 10:30 a.m. Register for the webinar at [Traviscad.org/TNT](https://traviscad.org/TNT).**



# TRUTH IN TAXATION PORTAL TRAINING



**Tuesday, July 28, 2026**  
**10:30 am**  
**via Zoom**

Join the Travis Central Appraisal District for a review of taxing entity truth in taxation requirements.

Register at [traviscad.org/tnt](https://traviscad.org/tnt)

# TRAVIS CENTRAL APPRAISAL DISTRICT

## BOARD OFFICERS

NICOLE CONLEY  
CHAIRPERSON  
DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
ELIZABETH MONTOYA  
SECRETARY/TREASURER



LEANA MANN  
CHIEF APPRAISER

## BOARD MEMBERS

BRUCE ELFANT  
JETT HANNA  
CELIA ISRAEL  
DICK LAVINE  
AARON MORENO  
SHENGHAO "DANIEL" WANG

July 20, 2026

## BELVEDERE MUD

JAMES P. KOERNER, PRESIDENT  
816 CONGRESS AVE, STE 1900  
AUSTIN, TX 78701

In accordance with Section 5.07(g)(4) and 26.04 (d-1) of the Texas Property Tax Code, the information below has been certified by the Chief Appraiser to be used in the tax rate calculations for the upcoming tax year and included as evidence in the source materials required to be included on the Tax Rate Calculation Worksheets provided by the Texas State Comptroller's office.

| Line | Tax Rate Calculation Worksheet                                                                                                  | Amount      |
|------|---------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1    | Prior year average appraised value of residence homestead.                                                                      | \$2,155,123 |
| 2    | Prior year general exemptions available for the average homestead.<br>Excluding age 65 or older or disabled persons exemptions. | \$142,060   |
| 7    | Current year average appraised value of residence homestead                                                                     | \$1,993,319 |
| 8    | Current year general exemptions available for the average homestead<br>Excluding age 65 or older or disabled persons exemptions | \$48,250    |

If you have any questions or need additional information, please do not hesitate to contact me at any time.

Sincerely,

A handwritten signature in cursive script that reads "Leana H. Mann".

Leana Mann, RPA, CCA, CGFO  
Chief Appraiser

# APPRAISAL TOTALS

7-18-2026

Run ID: 6885

Type: Certification Totals

Year: 2026

As of Roll Correction: 0

Property Type List: All

Taxing Unit List: All

Taxing Unit Selection Type: All

Mineral Company:

Tag List:

Property List:

Custom Query:

2026 Certification Totals  
1K

## BELVEDERE MUD

TRAVIS CAD  
As of Roll # 0

|                                      | NOT UNDER REVIEW    | UNDER REVIEW       | TOTAL               |
|--------------------------------------|---------------------|--------------------|---------------------|
|                                      | (Count) (226)       | (Count) (9)        | (Count) (235)       |
| <b>REAL PROPERTY &amp; MFT HOMES</b> |                     |                    |                     |
| Land HS Value                        | 151,167,007         | 3,557,400          | 154,724,407         |
| Land NHS Value                       | 3,573,868           | 3,447,323          | 7,021,191           |
| Land Ag Market Value                 | 0                   | 0                  | 0                   |
| Land Timber Market Value             | 0                   | 0                  | 0                   |
| Total Land Value                     | <b>154,740,875</b>  | <b>7,004,723</b>   | <b>161,745,598</b>  |
| Improvement HS Value                 | 255,026,401         | 6,610,939          | 261,637,340         |
| Improvement NHS Value                | 229,100             | 0                  | 229,100             |
| Total Improvement                    | <b>255,255,501</b>  | <b>6,610,939</b>   | <b>261,866,440</b>  |
| Market Value                         | <b>409,996,376</b>  | <b>13,615,662</b>  | <b>423,612,038</b>  |
| <b>BUSINESS PERSONAL PROPERTY</b>    | (7)                 | (1)                | (8)                 |
| Market Value                         | <b>131,499</b>      | <b>650</b>         | <b>132,149</b>      |
| <b>OIL &amp; GAS / MINERALS</b>      | (0)                 | (0)                | (0)                 |
| Market Value                         | <b>0</b>            | <b>0</b>           | <b>0</b>            |
| <b>OTHER (Intangibles)</b>           | (0)                 | (0)                | (0)                 |
| Market Value                         | <b>0</b>            | <b>0</b>           | <b>0</b>            |
|                                      | (Total Count) (233) | (Total Count) (10) | (Total Count) (243) |
| <b>TOTAL MARKET</b>                  | <b>410,127,875</b>  | <b>13,616,312</b>  | <b>423,744,187</b>  |
| Ag Productivity                      | 0                   | 0                  | 0                   |
| Ag Loss (-)                          | 0                   | 0                  | 0                   |
| Timber Productivity                  | 0                   | 0                  | 0                   |
| Timber Loss (-)                      | 0                   | 0                  | 0                   |
| <b>APPRAISED VALUE</b>               | <b>410,127,875</b>  | <b>13,616,312</b>  | <b>423,744,187</b>  |
|                                      | 96.7%               | 3.3%               | 100.0%              |
| HS CAP Limitation Value (-)          | 4,314,410           | 0                  | 4,314,410           |
| CB CAP Limitation Value (-)          | 257,438             | 0                  | 257,438             |
| <b>NET APPRAISED VALUE</b>           | <b>405,556,027</b>  | <b>13,616,312</b>  | <b>419,172,339</b>  |
| Total Exemption Amount               | 4,694,756           | 650                | 4,695,406           |
| <b>NET TAXABLE</b>                   | <b>400,861,271</b>  | <b>13,615,662</b>  | <b>414,476,933</b>  |
| <b>TAX LIMIT/FREEZE ADJUSTMENT</b>   | <b>0</b>            | <b>0</b>           | <b>0</b>            |
| <b>LIMIT ADJ TAXABLE (I&amp;S)</b>   | <b>400,861,271</b>  | <b>13,615,662</b>  | <b>414,476,933</b>  |
| <b>CHAPTER 312 ADJUSTMENT</b>        | <b>0</b>            | <b>0</b>           | <b>0</b>            |
| <b>CHAPTER 313 ADJUSTMENT</b>        | <b>0</b>            | <b>0</b>           | <b>0</b>            |
| <b>LIMIT ADJ TAXABLE (M&amp;O)</b>   | <b>400,861,271</b>  | <b>13,615,662</b>  | <b>414,476,933</b>  |

APPROX TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

\$756,420.4 = 414,476,933 \* (0.182500 / 100)

| EXEMPTIONS<br>Exemption           | NOT UNDER REVIEW |       | UNDER REVIEW |       | TOTAL     |       |
|-----------------------------------|------------------|-------|--------------|-------|-----------|-------|
|                                   | Total            | Count | Total        | Count | Total     | Count |
| Homestead Exemptions              |                  |       |              |       |           |       |
| DVHS                              | 4,515,341        | 2     | 0            | 0     | 4,515,341 | 2     |
| DVHS-Prorated                     | 0                | 0     | 0            | 0     | 0         | 0     |
| Subtotal for Homestead Exemptions | 4,515,341        | 2     | 0            | 0     | 4,515,341 | 2     |
| Special Exemptions                |                  |       |              |       |           |       |
| SO                                | 47,916           | 3     | 0            | 0     | 47,916    | 3     |
| Subtotal for Special Exemptions   | 47,916           | 3     | 0            | 0     | 47,916    | 3     |
| Other Exemptions                  |                  |       |              |       |           |       |
| BPPEX                             | 2,755            | 1     | 0            | 0     | 2,755     | 1     |
| BPPEX-TU                          | 128,744          | 6     | 650          | 1     | 129,394   | 7     |
| Subtotal for Other Exemptions     | 131,499          | 7     | 650          | 1     | 132,149   | 8     |
| Total:                            | 4,694,756        | 12    | 650          | 1     | 4,695,406 | 13    |

2026 Certification Totals  
1K

**BELVEDERE MUD**  
**No-New-Revenue Tax Rate Assumption**

TRAVIS CAD  
As of Roll # 0

**New Value**

Total New Market Value: \$1,993,491  
Total New Taxable Value: \$1,993,491

**JETI**

**Chapter 313**

**TIF/TIRZ**

New Market Value: \$0      New Market Value: \$0      New Market Value: \$0  
New Taxable Value: \$0      New Taxable Value: \$0      New Taxable Value: \$0

**Exemption Loss**

**New Absolute Exemptions**

| Exemption                      | Description | Count | Last Year Market Value |
|--------------------------------|-------------|-------|------------------------|
| Absolute Exemption Value Loss: |             | 0     | 0                      |

**New Partial Exemptions**

| Exemption                     | Description               | Count | Partial Exemption Amt |
|-------------------------------|---------------------------|-------|-----------------------|
| BPPEX                         | BPPEX                     | 1     | 2,755                 |
| BPPEX-TU                      | BPPEX-TU                  | 4     | 128,196               |
| SO                            | Solar (Special Exemption) | 1     | 10,818                |
| Partial Exemption Value Loss: |                           | 6     | 141,769               |
| Total NEW Exemption Value     |                           |       | 141,769               |

**Increased Exemptions**

| Exemption                       | Description | Count | Increased Exemption Amt |
|---------------------------------|-------------|-------|-------------------------|
| Increased Exemption Value Loss: |             | 0     | 0                       |
| Total Exemption Value Loss:     |             |       | 141,769                 |

**New Special Use (Ag/Timber)**

| Count | 2025 Market Value | 2026 Special Use | Loss |
|-------|-------------------|------------------|------|
|-------|-------------------|------------------|------|

**New Annexations/Deannexations**

| Count | Market Value | Taxable Value |
|-------|--------------|---------------|
|-------|--------------|---------------|

**Average Homestead Value**

| Categor | Count of HS Res | Avg Market | Avg Exempt | Med Market | Med Exempt | Avg Taxable | Med Taxable |
|---------|-----------------|------------|------------|------------|------------|-------------|-------------|
| A Only  | 177             | 1,993,319  | 25,510     | 1,962,766  | 0          | 1,945,069   | 1,932,434   |
| A & E   | 177             | 1,993,319  | 25,510     | 1,962,766  | 0          | 1,945,069   | 1,932,434   |

**Property Under Review - Lower Value Used**

| Count | Market Value | Lower Market Value | Estimated Lower Taxable Value |
|-------|--------------|--------------------|-------------------------------|
| 10    | 13,616,312   | 13,388,612         | 13,387,962                    |

| Not Under Review |                              |       |       |           |              |               |
|------------------|------------------------------|-------|-------|-----------|--------------|---------------|
| Code             | Description                  | Count | Acres | New Value | Market Value | Taxable Value |
| A                | Single-family Residential    | 206   |       | 1,873,600 | 403,508,193  | 394,630,526   |
| C1               | Vacant Lots and Tracts       | 24    |       | 0         | 6,488,183    | 6,230,745     |
| L1               | Commercial Personal Property | 7     |       | 0         | 131,499      | 0             |
| Totals:          |                              |       | 0     | 1,873,600 | 410,127,875  | 400,861,271   |

| Under Review |                                        |       |       |           |              |               |
|--------------|----------------------------------------|-------|-------|-----------|--------------|---------------|
| Code         | Description                            | Count | Acres | New Value | Market Value | Taxable Value |
| A            | Single-family Residential              | 6     |       | 119,891   | 10,089,139   | 10,089,139    |
| C1           | Vacant Lots and Tracts                 | 4     |       | 0         | 3,526,523    | 3,526,523     |
| J4           | Telephone Companies (including Co-ops) | 1     |       | 0         | 650          | 0             |
| Totals:      |                                        |       | 0     | 119,891   | 13,616,312   | 13,615,662    |

| Grand Totals |                                        |       |       |           |              |               |
|--------------|----------------------------------------|-------|-------|-----------|--------------|---------------|
| Code         | Description                            | Count | Acres | New Value | Market Value | Taxable Value |
| A            | Single-family Residential              | 212   |       | 1,993,491 | 413,597,332  | 404,719,665   |
| C1           | Vacant Lots and Tracts                 | 28    |       | 0         | 10,014,706   | 9,757,268     |
| J4           | Telephone Companies (including Co-ops) | 1     |       | 0         | 650          | 0             |
| L1           | Commercial Personal Property           | 7     |       | 0         | 131,499      | 0             |
| Totals:      |                                        |       | 0     | 1,993,491 | 423,744,187  | 414,476,933   |

2026 Certification Totals  
1K

**BELVEDERE MUD**  
**Top Taxpayers**

TRAVIS CAD  
As of Roll # 0

| Rank         | Owner ID | Taxpayer Name                   | Market Value        | Taxable Value       |
|--------------|----------|---------------------------------|---------------------|---------------------|
| 1            | 1592867  | HUFF MICHAEL W II               | \$4,105,085         | \$4,105,085         |
| 2            | 1876991  | WALDRIP MANAGEMENT TRUST        | \$3,040,000         | \$3,040,000         |
| 3            | 2079109  | STAROBIN NICHOLAS               | \$3,014,975         | \$3,014,975         |
| 4            | 1875488  | SANDERS REVOCABLE LIVING TRUST  | \$2,813,915         | \$2,813,915         |
| 5            | 1464552  | GOLDE ELIZABETH C & PETER W     | \$2,751,500         | \$2,751,500         |
| 6            | 1757500  | MAPLE-OAK TRUST                 | \$2,743,022         | \$2,743,022         |
| 7            | 1854038  | SAMPSON VICTOR DALE & KRISTA    | \$2,713,873         | \$2,713,873         |
| 8            | 1906699  | ONYX DEVELOPMENT PARTNERS LLC & | \$2,706,278         | \$2,706,278         |
| 9            | 1566762  | CHRISTIAN BENJAMIN B &          | \$2,605,914         | \$2,605,914         |
| 10           | 2019988  | GIBEAU FRANK DONALD             | \$2,584,601         | \$2,584,601         |
| 11           | 1761416  | SARKODIE MENSAH KOFI &          | \$2,556,880         | \$2,556,880         |
| 12           | 2069742  | BRUCE'S PLACE LLC               | \$2,551,169         | \$2,551,169         |
| 13           | 1491043  | SALVAGGIO MITT A & RACHEL A     | \$2,493,499         | \$2,493,499         |
| 14           | 1693823  | POLLARD WILLIAM D & KATHRYN A   | \$2,481,189         | \$2,481,189         |
| 15           | 1991185  | ROSE FAMILY REVOCABLE TRUST     | \$2,453,960         | \$2,453,960         |
| 16           | 1620216  | FREZON STEVEN D & JENNIFER G    | \$2,452,470         | \$2,452,470         |
| 17           | 1812016  | KASHEY DESIREE & TREVOR         | \$2,426,919         | \$2,426,919         |
| 18           | 303871   | CHRISTIAN JAMES DANIEL&         | \$2,485,034         | \$2,425,972         |
| 19           | 2018956  | GRAU FAMILY TRUST               | \$2,420,755         | \$2,420,755         |
| 20           | 1830237  | DALL ERIK & KEELY DALL          | \$2,408,174         | \$2,408,174         |
| <b>Total</b> |          |                                 | <b>\$53,809,212</b> | <b>\$53,750,150</b> |

# APPRAISAL TOTALS

7-17-2026

Run ID: 6881

Type: Adjusted Certified Totals

Year: 2025

As of Roll Correction: 15

Property Type List: All

Taxing Unit List: All

Taxing Unit Selection Type: All

Mineral Company:

Tag List:

Property List:

Custom Query:

2025 Adjusted Certified  
1K Totals

## BELVEDERE MUD

TRAVIS CAD  
As of Roll # 15

|                                      | CERTIFIED           | UNDER REVIEW      | TOTAL               |
|--------------------------------------|---------------------|-------------------|---------------------|
|                                      | (Count) (235)       | (Count) (0)       | (Count) (235)       |
| <b>REAL PROPERTY &amp; MFT HOMES</b> |                     |                   |                     |
| Land HS Value                        | 162,755,305         | 0                 | 162,755,305         |
| Land NHS Value                       | 7,964,652           | 0                 | 7,964,652           |
| Land Ag Market Value                 | 0                   | 0                 | 0                   |
| Land Timber Market Value             | 0                   | 0                 | 0                   |
| Total Land Value                     | <b>170,719,957</b>  | <b>0</b>          | <b>170,719,957</b>  |
| Improvement HS Value                 | 284,878,899         | 0                 | 284,878,899         |
| Improvement NHS Value                | 343,572             | 0                 | 343,572             |
| Total Improvement                    | <b>285,222,471</b>  | <b>0</b>          | <b>285,222,471</b>  |
| Market Value                         | <b>455,942,428</b>  | <b>0</b>          | <b>455,942,428</b>  |
| <b>BUSINESS PERSONAL PROPERTY</b>    | (4)                 | (0)               | (4)                 |
| Market Value                         | <b>96,234</b>       | <b>0</b>          | <b>96,234</b>       |
| <b>OIL &amp; GAS / MINERALS</b>      | (0)                 | (0)               | (0)                 |
| Market Value                         | <b>0</b>            | <b>0</b>          | <b>0</b>            |
| <b>OTHER (Intangibles)</b>           | (0)                 | (0)               | (0)                 |
| Market Value                         | <b>0</b>            | <b>0</b>          | <b>0</b>            |
|                                      | (Total Count) (239) | (Total Count) (0) | (Total Count) (239) |
| <b>TOTAL MARKET</b>                  | <b>456,038,662</b>  | <b>0</b>          | <b>456,038,662</b>  |
| Ag Productivity                      | 0                   | 0                 | 0                   |
| Ag Loss (-)                          | 0                   | 0                 | 0                   |
| Timber Productivity                  | 0                   | 0                 | 0                   |
| Timber Loss (-)                      | 0                   | 0                 | 0                   |
| <b>APPRAISED VALUE</b>               | <b>456,038,662</b>  | <b>0</b>          | <b>456,038,662</b>  |
|                                      | 100.0%              | 0.0%              | 100.0%              |
| HS CAP Limitation Value (-)          | 23,176,047          | 0                 | 23,176,047          |
| CB CAP Limitation Value (-)          | 567,814             | 0                 | 567,814             |
| <b>NET APPRAISED VALUE</b>           | <b>432,294,801</b>  | <b>0</b>          | <b>432,294,801</b>  |
| Total Exemption Amount               | 3,303,587           | 0                 | 3,303,587           |
| <b>NET TAXABLE</b>                   | <b>428,991,214</b>  | <b>0</b>          | <b>428,991,214</b>  |
| <b>TAX LIMIT/FREEZE ADJUSTMENT</b>   | <b>0</b>            | <b>0</b>          | <b>0</b>            |
| <b>LIMIT ADJ TAXABLE (I&amp;S)</b>   | <b>428,991,214</b>  | <b>0</b>          | <b>428,991,214</b>  |
| <b>CHAPTER 312 ADJUSTMENT</b>        | <b>0</b>            | <b>0</b>          | <b>0</b>            |
| <b>CHAPTER 313 ADJUSTMENT</b>        | <b>0</b>            | <b>0</b>          | <b>0</b>            |
| <b>LIMIT ADJ TAXABLE (M&amp;O)</b>   | <b>428,991,214</b>  | <b>0</b>          | <b>428,991,214</b>  |

APPROX TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

\$782,908.97 = 428,991,214 \* (0.182500 / 100)

| EXEMPTIONS                        |           | CERTIFIED |       | UNDER REVIEW |           | TOTAL |  |
|-----------------------------------|-----------|-----------|-------|--------------|-----------|-------|--|
| Exemption                         | Total     | Count     | Total | Count        | Total     | Count |  |
| Homestead Exemptions              |           |           |       |              |           |       |  |
| DVHS                              | 2,289,205 | 1         | 0     | 0            | 2,289,205 | 1     |  |
| DVHS-Prorated                     | 989,374   | 1         | 0     | 0            | 989,374   | 1     |  |
| Subtotal for Homestead Exemptions | 3,278,579 | 2         | 0     | 0            | 3,278,579 | 2     |  |
| Special Exemptions                |           |           |       |              |           |       |  |
| EX366                             | 618       | 1         | 0     | 0            | 618       | 1     |  |
| SO                                | 24,390    | 2         | 0     | 0            | 24,390    | 2     |  |
| Subtotal for Special Exemptions   | 25,008    | 3         | 0     | 0            | 25,008    | 3     |  |
| Total:                            | 3,303,587 | 5         | 0     | 0            | 3,303,587 | 5     |  |

New Value

Total New Market Value:

\$2,438,582

Total New Taxable Value:

\$2,438,582

| JETI                   | Chapter 313            | TIF/TIRZ               |
|------------------------|------------------------|------------------------|
| New Market Value: \$0  | New Market Value: \$0  | New Market Value: \$0  |
| New Taxable Value: \$0 | New Taxable Value: \$0 | New Taxable Value: \$0 |

Exemption Loss

New Absolute Exemptions

| Exemption                      | Description | Count | Last Year Market Value |
|--------------------------------|-------------|-------|------------------------|
| Absolute Exemption Value Loss: |             | 0     | 0                      |

New Partial Exemptions

| Exemption                     | Description                | Count | Partial Exemption Amt |
|-------------------------------|----------------------------|-------|-----------------------|
| DVHS                          | Disabled Veteran Homestead | 1     | 989,374               |
| Partial Exemption Value Loss: |                            | 1     | 989,374               |
| Total NEW Exemption Value     |                            |       | 989,374               |

Increased Exemptions

| Exemption                       | Description | Count | Increased Exemption Amt |
|---------------------------------|-------------|-------|-------------------------|
| Increased Exemption Value Loss: |             | 0     | 0                       |
| Total Exemption Value Loss:     |             |       | 989,374                 |

New Special Use (Ag/Timber)

| Count | 2024 Market Value | 2025 Special Use | Loss |
|-------|-------------------|------------------|------|
|-------|-------------------|------------------|------|

New Annexations/Deannexations

| Count | Market Value | Taxable Value |
|-------|--------------|---------------|
|-------|--------------|---------------|

Average Homestead Value

| Categor | Count of HS Res | Avg Market | Avg Exempt | Med Market | Med Exempt | Avg Taxable | Med Taxable |
|---------|-----------------|------------|------------|------------|------------|-------------|-------------|
| A Only  | 184             | 2,155,123  | 17,818     | 2,108,344  | 0          | 2,013,063   | 2,000,327   |
| A & E   | 184             | 2,155,123  | 17,818     | 2,108,344  | 0          | 2,013,063   | 2,000,327   |

Property Under Review - Lower Value Used

| Count | Market Value | Lower Market Value | Estimated Lower Taxable Value |
|-------|--------------|--------------------|-------------------------------|
|-------|--------------|--------------------|-------------------------------|

| Certified |                                    |       |       |           |              |               |
|-----------|------------------------------------|-------|-------|-----------|--------------|---------------|
| Code      | Description                        | Count | Acres | New Value | Market Value | Taxable Value |
| A         | Single-family Residential          | 209   |       | 2,438,582 | 445,025,911  | 418,546,895   |
| C1        | Vacant Lots and Tracts             | 29    |       | 0         | 10,916,517   | 10,348,703    |
| L1        | Commercial Personal Property       | 3     |       | 0         | 95,616       | 95,616        |
| XB        | Income Producing Tangible Personal | 1     |       | 0         | 618          | 0             |
| Totals:   |                                    |       | 0     | 2,438,582 | 456,038,662  | 428,991,214   |

|      |                    |                          |                 |
|------|--------------------|--------------------------|-----------------|
| 2025 | Adjusted Certified | BELVEDERE MUD            | TRAVIS CAD      |
| 1K   | Totals             | State Category Breakdown | As of Roll # 15 |

|      |             | Under Review |       |           |                            |
|------|-------------|--------------|-------|-----------|----------------------------|
| Code | Description | Count        | Acres | New Value | Market Value Taxable Value |
|      |             | Totals:      |       |           |                            |

| Grand Totals |                                    |       |       |           |              |               |
|--------------|------------------------------------|-------|-------|-----------|--------------|---------------|
| Code         | Description                        | Count | Acres | New Value | Market Value | Taxable Value |
| A            | Single-family Residential          | 209   |       | 2,438,582 | 445,025,911  | 418,546,895   |
| C1           | Vacant Lots and Tracts             | 29    |       | 0         | 10,916,517   | 10,348,703    |
| L1           | Commercial Personal Property       | 3     |       | 0         | 95,616       | 95,616        |
| XB           | Income Producing Tangible Personal | 1     |       | 0         | 618          | 0             |
| Totals:      |                                    |       | 0     | 2,438,582 | 456,038,662  | 428,991,214   |

|            |                              |                                              |                               |
|------------|------------------------------|----------------------------------------------|-------------------------------|
| 2025<br>1K | Adjusted Certified<br>Totals | <b>BELVEDERE MUD</b><br><b>Top Taxpayers</b> | TRAVIS CAD<br>As of Roll # 15 |
|------------|------------------------------|----------------------------------------------|-------------------------------|

| Rank         | Owner ID | Taxpayer Name                   | Market Value        | Taxable Value       |
|--------------|----------|---------------------------------|---------------------|---------------------|
| 1            | 1592867  | HUFF MICHAEL W II               | \$4,224,345         | \$4,224,345         |
| 2            | 1962734  | VILAGO FAMILY TRUST             | \$3,149,954         | \$3,149,954         |
| 3            | 2010609  | HICKS CHARLES & SUSAN           | \$3,003,295         | \$3,003,295         |
| 4            | 1991185  | ROSE FAMILY REVOCABLE TRUST     | \$2,994,040         | \$2,994,040         |
| 5            | 1757500  | MAPLE-OAK TRUST                 | \$2,985,000         | \$2,985,000         |
| 6            | 1464552  | GOLDE ELIZABETH C & PETER W     | \$3,126,484         | \$2,939,181         |
| 7            | 1876991  | WALDRIP MANAGEMENT TRUST        | \$3,715,171         | \$2,898,918         |
| 8            | 1985645  | KING FREDERICK GORDON &         | \$2,880,746         | \$2,880,746         |
| 9            | 1854038  | SAMPSON VICTOR DALE & KRISTA    | \$2,827,731         | \$2,827,731         |
| 10           | 1906699  | ONYX DEVELOPMENT PARTNERS LLC & | \$2,812,655         | \$2,812,655         |
| 11           | 1875488  | SANDERS REVOCABLE LIVING TRUST  | \$2,799,357         | \$2,799,357         |
| 12           | 1899145  | WVRIFLEACADEMY 188822 TRUST     | \$2,733,806         | \$2,733,806         |
| 13           | 1818837  | RANDALL DOMONIQUE REVOCABLE     | \$2,747,787         | \$2,708,585         |
| 14           | 1566762  | CHRISTIAN BENJAMIN B &          | \$2,703,351         | \$2,703,351         |
| 15           | 2035547  | BABB JASON TYLER                | \$2,697,682         | \$2,697,682         |
| 16           | 2005370  | HUNTINGTON GEORGE & TINA MERCER | \$2,683,560         | \$2,683,560         |
| 17           | 2019988  | GIBEAU FRANK DONALD             | \$2,671,752         | \$2,671,752         |
| 18           | 1906204  | AUTX RESIDENT TRUST             | \$2,634,710         | \$2,634,710         |
| 19           | 2041385  | CLIFFORD KIM KRISTEN JENSEN     | \$2,624,002         | \$2,624,002         |
| 20           | 1867258  | LANE TYLER GOLLOTT &            | \$2,613,890         | \$2,613,890         |
| <b>Total</b> |          |                                 | <b>\$58,629,318</b> | <b>\$57,586,560</b> |

## Agenda Item No. 6

Discuss, consider, and take action as necessary concerning the proposed 2026 tax rate, including scheduling a public hearing on a proposed tax rate, and authorizing publication of a notice of public hearing on such tax rate.

## 2026 Developed Water District Tax Rate Calculations

Belvedere MUD

July 23, 2026

### Data Entry Page

|                                                          |    |           |        |
|----------------------------------------------------------|----|-----------|--------|
| 1. The Districts PROPOSED 2026 Total Tax Rate            | \$ | 0.1825    | /\$100 |
| 2. 2026 average appraised value of residence homestead.  | \$ | 1,993,319 |        |
| 3. 2026 average taxable value of residence homestead.    | \$ | 1,945,069 |        |
| 4. 2025 average appraised value of residence homestead.  | \$ | 2,155,123 |        |
| 5. 2025 average taxable value of residence homestead.    | \$ | 2,013,063 |        |
| 6. The district's 2025 Total Tax Rate.                   | \$ | 0.1825    | /\$100 |
| 7. The district's 2025 Maintenance & Operation Tax Rate. | \$ | 0.0725    | /\$100 |

**Complete lines 8 thru 14 ONLY if you have qualified debt or contract service.**

|                                                                                                                                                          |    |             |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------|--------|
| 8. 2026 Net Taxable Value                                                                                                                                | \$ | 414,249,233 |        |
| 9. 2026 Total Qualified Contract Service                                                                                                                 | \$ | 0.00        |        |
| 10. 2026 Total Qualified Debt Service                                                                                                                    | \$ | 484,781.00  |        |
| 11. SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2026 tax levy (e.g. from fund reserves). | \$ | 29,106.84   |        |
| 12. <b>Your Final Calculated Debt Rate is:</b>                                                                                                           | \$ | 0.1100      | /\$100 |
| NOTE1: If line 12 displays "NEG#", then the amount entered on line 11 is too high.                                                                       |    |             |        |

**Use the following ONLY if you wish a specified debt rate.**

NOTE2: If you have a specific TARGET DEBT RATE, enter that rate on line 13 and enter the amount that appears in line 14 into line 11. If you have done this correctly, line 12 will now equal line 13. If line 14 displays "NEG#", then your target debt rate is higher than the law permits; you may not use that target rate.

|                                           |    |             |        |
|-------------------------------------------|----|-------------|--------|
| 13. 2026 Target Debt Rate                 | \$ | 0.1100      | /\$100 |
| 14. Amount you need to enter into line 11 | \$ | 29,106.84   |        |
| 15. 2025 Voter-Approval Tax Rate          | \$ | 0.1864      | /\$100 |
| 2024 Voter-Approval Tax Rate              | \$ | 0.1943      | /\$100 |
| 2023 Voter-Approval Tax Rate              | \$ | 0.1996      | /\$100 |
| 16. 2025 Unused Increment Rate            | \$ | 0.0039      | /\$100 |
| 2024 Unused Increment Rate                | \$ | 0.0018      | /\$100 |
| 2023 Unused Increment Rate                | \$ | 0.0000      | /\$100 |
| 17. 2025 Adopted Tax Rate                 | \$ | 0.1825      | /\$100 |
| 2024 Adopted Tax Rate                     | \$ | 0.1925      | /\$100 |
| 2023 Adopted Tax Rate                     | \$ | 0.2050      | /\$100 |
| 18. 2025 Total Taxable Value              | \$ | 431,348,287 |        |
| 2024 Total Taxable Value                  | \$ | 410,572,166 |        |
| 2023 Total Taxable Value                  | \$ | 368,749,809 |        |

**FOR INFORMATION ONLY:**

## 2026 Developed Water District Tax Rate Calculations

Belvedere MUD

July 23, 2026

NOTE: This worksheet provides the numbers you will need for your Notice, but it is not in the format required for publication. An example of the notice is provided on the Comptroller's website at <https://comptroller.texas.gov/taxes/property-tax/truth-in-taxation/notices.php>.

### Notice of Public Hearing Notice Calculations

|                                                                                                                  |      |               |
|------------------------------------------------------------------------------------------------------------------|------|---------------|
| 1. 2025 average appraised value of residence homestead                                                           | \$   | 2,155,123     |
| 2. homestead (excluding senior citizen's or disabled person's exemptions)                                        | - \$ | 142,060       |
| 3. 2025 average taxable value of residence homestead (line 1 minus line 2)                                       | = \$ | 2,013,063     |
| 4. 2025 adopted TOTAL tax rate (per \$100 of value)                                                              | x \$ | 0.1825 /\$100 |
| 5. 2025 Total tax on average residence homestead (multiply line 3 by line 4, divide by \$100)                    | = \$ | 3,673.84      |
| 6. 2026 average appraised value of residence homestead                                                           | \$   | 1,993,319     |
| 7. 2026 general exemptions available for the average homestead (excluding senior citizen's or disabled person's) | - \$ | 48,250        |
| 8. 2026 average taxable value of residence homestead (line 8 minus line 9)                                       | = \$ | 1,945,069     |
| 9. 2026 proposed TOTAL tax rate (per \$100 of value)                                                             | x \$ | 0.1825 /\$100 |
| 10. 2026 Total tax on average residence homestead (multiply line 8 by line 9, divide by \$100)                   | = \$ | 3,549.75      |
| 11. Difference in Rates per \$100 value                                                                          | \$   | 0.0000 /\$100 |
| 12. Percentage increase/decrease in rates (+/-)                                                                  |      | 0.00%         |
| 13. Annual increase/decrease in taxes if proposed tax rate is adopted                                            | \$   | (124.09)      |
| 14. percentage of increase                                                                                       |      | -3.37%        |

# Water District

## Notice of Public Hearing on Tax Rate

The \_\_\_\_\_ will hold a public hearing on a proposed tax rate  
 for the tax year \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
 \_\_\_\_\_. Your individual

taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and  
 on the change in the taxable value of your property in relation to the change in taxable value of all other property.  
 The change in the taxable value of your property in relation to the change in the taxable value of all other property  
 determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](http://Texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access  
 information regarding your property taxes, including information about proposed tax rates and scheduled public  
 hearings of each entity that taxes your property.

**FOR** the proposal: \_\_\_\_\_

**AGAINST** the proposal: \_\_\_\_\_

**PRESENT** and not voting: \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes  
 proposed on the average residence homestead this year.

|                                                                                                                   | Last Year               | This Year                |
|-------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------|
| Total tax rate (per \$100 of value)                                                                               | _____/ \$100<br>Adopted | _____/ \$100<br>Proposed |
| Difference in rates per \$100 of value                                                                            | \$ _____                | \$ _____                 |
| Percentage increase/decrease in rates(+/-)                                                                        | _____ %                 | _____ %                  |
| Average appraised residence homestead value                                                                       | \$ _____                | \$ _____                 |
| General homestead exemptions available<br>(excluding 65 years of age or older or<br>disabled person's exemptions) | \$ _____                | \$ _____                 |
| Average residence homestead taxable value                                                                         | \$ _____                | \$ _____                 |
| Tax on average residence homestead                                                                                | \$ _____                | \$ _____                 |
| Annual increase/decrease in taxes if<br>proposed tax rate is adopted (+/-)                                        | \$ _____                |                          |
| and percentage of increase (+/-)                                                                                  | _____ %                 |                          |

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an  
 election to approve or reduce the tax rate the \_\_\_\_\_ proposes to use  
 the tax increase for the purpose of \_\_\_\_\_.

If the district is a district described by Section 49.23601:

### **NOTICE OF VOTE ON TAX RATE**

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23601, Water Code.

If the district is a district described by Section 49.23602:

### **NOTICE OF VOTE ON TAX RATE**

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code. An election is not required if the adopted tax rate is less than or equal to the voter-approval tax rate.

If the district is a district described in by Section 49.23603

### **NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE**

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

**The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.**

## Agenda Item No. 7

Discuss, consider, and take action concerning changes in rates charged by District consultants.

Ms. Lam's Direct Line: (512) 322-5810  
dlam@lglawfirm.com

July 29, 2026

Mr. James Koerner, President  
Belvedere Municipal Utility District  
c/o Montoya & Monzingo, LLP  
Attn: Jeff Monzingo, CPA  
P.O. Box 2029  
Pflugerville, Texas 78691-2029

**VIA ELECTRONIC MAIL**

Re: Billing Rates for Legal Services Rendered  
Belvedere Municipal Utility District (2364)

Dear Mr. Koerner:

As you know, my firm and I have been providing legal services to Belvedere Municipal Utility District ("District") for some time pursuant to our engagement agreement. We have appreciated the opportunity to provide these services, and we value the District as a client. Our hourly rates for legal services in connection with our representation of the District were last changed October 1, 2025. Pursuant to our engagement agreement, this letter will serve as notice of our intention to adjust our hourly billing rates, as noted below, effective October 1, 2026. While these rate changes represent an increase in our hourly billing rates, it still represents a lower government rate that is a significant reduction from our standard hourly billing rates.

| Personnel                  | Current Rate | Proposed Rate |
|----------------------------|--------------|---------------|
| David Klein, Principal     | \$310.00     | \$320.00      |
| Danielle Lam, Principal    | \$285.00     | \$300.00      |
| Samanatha Tweet, Associate | \$270.00     | \$285.00      |
| Fred Castro, Paralegal     | \$150.00     | \$160.00      |
| Andria Lira, Paralegal     | \$150.00     | \$160.00      |

While I hope you will agree that these rate changes are fair, given the length of time since we last raised our rates and the quality of legal services we provide, please call me if you have questions or concerns with this proposal. I look forward to our continued representation of Belvedere Municipal Utility District.

Sincerely,



Danielle Lam

DNL/dsr  
9264738

cc: Billing Office, Lloyd Gosselink

## Agenda Item No. 8

Discuss, consider, and take action concerning the engagement of West, Davis & Company to conduct an audit of the District's financial records for the period ending September 30, 2026.

# WEST, DAVIS & COMPANY

A LIMITED LIABILITY PARTNERSHIP

---

July 1, 2026

Board of Directors  
Belvedere Municipal Utility District  
Lloyd Gosselink Rochelle & Townsend  
816 Congress Ave, Suite 1900  
Austin, Texas 78701

We are pleased to confirm our understanding of the services we are to provide the Belvedere Municipal Utility District No. 1 (the “District”) for the year ended September 30, 2026. We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the District’s basic financial statements, as of and for the year ended September 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management’s Discussion and Analysis
2. General Fund Budget Comparison.

We have also been engaged to report on supplementary information other than RSI that accompanies the District’s basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor’s report on the financial statements:

1. TCEQ required schedules.

## **Audit Objectives**

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements taken as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the District and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion.

#### **Other Services**

We will also prepare the financial statements of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the

right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

## **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to

include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to [include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon]. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

### **Audit Administration, Fees, and Other**

We understand that your employees or consultants will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of West, Davis and Company and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to TCEQ or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of West, Davis and Company personnel. Furthermore, upon request, we may provide copies of selected audit documentation to TCEQ or its designee. TCEQ or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Bob West is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit on approximately October 1, 2026, and to issue our reports no later than December 31, 2026. Our fee for these services will be at our standard hourly rates plus out-of-pocket costs except that we agree that our gross fee will be approximately \$7,500. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoice for these fees will be rendered upon completion of our work and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We will also be available to provide additional services to the District, upon the District's request. Our fee for any such additional services will be at our standard hourly rates.

### **Reporting**

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in

which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return a copy to us.

Sincerely,



Bob West, CPA  
Partner

RESPONSE:

This letter correctly sets forth the understanding of Belvedere Municipal Utility District.

By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

## Agenda Item No. 9

Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:

- a. Payment and ratification of invoices;
- b. TexPool investments; and
- c. Reimbursement of costs to Belvedere HOA (HOA) pursuant to the Joint Use and Maintenance Agreement.

# **Belvedere MUD Board Meeting**

**August 6, 2026**

**Financial Information**

## **Schedule of Cash Activity**

**BELVEDERE MUD**  
**SCHEDULE OF CASH ACTIVITY**  
**GENERAL FUND**  
**MEETING DATE: AUGUST 5, 2026**

**GENERAL FUND CHECKING ACCOUNT BALANCE** **\$ 66,880.01**

**Revenue:**

| <u>Deposit Date</u>                               | <u>Description</u>                | <u>Amount</u>                         |                     |
|---------------------------------------------------|-----------------------------------|---------------------------------------|---------------------|
| 8/5/2026                                          | Transfer from Money Market        | \$ 25,000.00                          |                     |
|                                                   |                                   | <b>Total Deposits:</b>                | <b>\$ 25,000.00</b> |
| <b>Expenses paid since last meeting on 5/5/26</b> |                                   |                                       |                     |
| EFT                                               | AT & T                            | Telephone                             | \$ 176.93           |
| EFT                                               | Pedernales Electric Cooperative   | Utilities                             | \$ 157.87           |
| 1644                                              | A.T. Services                     | Amenity Operations                    | \$ 335.00           |
| 1645                                              | TML Intergovernmental Risk Pool   | Insurance                             | \$ 5,742.80         |
| 1646                                              | Travis Central Appraisal District | Appraisal Fees                        | \$ 1,048.26         |
| 1647                                              | Sunscape Landscaping              | Amenity Operations /Trail Maintenance | \$ 9,825.93         |
| 1648                                              | ABC Home & Commerical Services    | Amenity Operations                    | \$ 322.00           |
| EFT                                               | AT & T                            | Telephone                             | \$ 176.93           |
| EFT                                               | Pedernales Electric Cooperative   | Utilities                             | \$ 163.59           |
| EFT                                               | AT & T                            | Telephone                             | \$ 176.93           |
| EFT                                               | Pedernales Electric Cooperative   | Utilities                             | \$ 171.23           |
| 1649                                              | Void                              |                                       | \$ -                |
| 1650                                              | Void                              |                                       | \$ -                |
| 1651                                              | Void                              |                                       | \$ -                |
| 1652                                              | Sunscape Landscaping              | Amenity Operations /Trail Maintenance | \$ 4,840.35         |
| 1653                                              | ABC Home & Commerical Services    | Amenity Operations                    | \$ 95.00            |
| 1654                                              | Texas Disposal Systems            | Solid Waste Removal                   | \$ 16,215.69        |
|                                                   |                                   | <b>Total Expenditures:</b>            | <b>\$ 39,448.51</b> |
| Cash Balance Before Expenditures                  |                                   |                                       | <b>\$ 52,431.50</b> |

**Expenditures:**

| <u>Check Number</u> | <u>Description</u>       | <u>Amount</u>                        |                       |
|---------------------|--------------------------|--------------------------------------|-----------------------|
| 1655                | Montoya & Monzingo LLP   | Accounting Fees                      | \$ 4,200.00           |
| 1656                | Lloyd Gosselink          | Legal Fees                           | \$ 4,578.50           |
| 1657                | Quiddity Engineering     | Engineering Fees                     | \$ 4,765.70           |
| 1658                | Sunscape Landscaping     | Amenity Operations/Trail Maintenance | \$ 4,840.36           |
| 1659                | Sunscape Landscaping     | Amenity Operations/Trail Maintenance | \$ 430.40             |
| Transfer            | Belvedere - Debt Service | Property Taxes                       | \$ 4,834.96           |
| Transfer            | Belvedere - Debt Service | Property Taxes                       | \$ 5,910.93           |
| Transfer            | Belvedere - Debt Service | Property Taxes                       | \$ 1,935.27           |
|                     |                          | <b>Total Expenditures:</b>           | <b>\$ (31,496.12)</b> |

**ENDING BALANCE - GENERAL FUND CHECKING AS OF AUGUST 5, 2026** **\$ 20,935.38**

**CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED** **\$ 251,447.93**

|          |                      |                         |                       |
|----------|----------------------|-------------------------|-----------------------|
| Transfer | Transfer to Checking | \$ (25,000.00)          |                       |
|          |                      | <b>Total Transfers:</b> | <b>\$ (25,000.00)</b> |

**ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED** **\$ 226,447.93**

**CASH BALANCE - GENERAL FUND - TEXPOOL** **\$ 317,799.73**

**TOTAL GENERAL FUND OPERATING CASH** **\$ 565,183.04**

The operating reserves are one to two times operating budget.

**BELVEDERE MUD  
SCHEDULE OF CASH ACTIVITY  
GENERAL FUND  
MEETING DATE: AUGUST 5, 2026**

**CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET**

**\$ 471,868.55**

|          |                    |                |             |
|----------|--------------------|----------------|-------------|
| Transfer | Operating Checking | Property Taxes | \$ 4,834.96 |
| Transfer | Operating Checking | Property Taxes | \$ 5,910.93 |
| Transfer | Operating Checking | Property Taxes | \$ 1,935.27 |

**Total Deposits:**

**\$ 12,681.16**

**Expenditures**

|      |                                   |                   |               |
|------|-----------------------------------|-------------------|---------------|
| Wire | BOK Financial                     | BELV316UT         | \$ 51,200.00  |
|      | (one wire - breakdown of invoice) | BELV916UTR        | \$ 304,700.00 |
|      |                                   | BELV218UTP        | \$ 62,965.63  |
|      |                                   | Paying Agent Fees | \$ 600.00     |

**\$ 419,465.63**

**ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET**

**\$ 65,084.08**

**CASH BALANCE - DEBT SERVICE - TEXPOOL**

**\$ 208,813.30**

**TOTAL CASH BALANCE - DEBT SERVICE**

**\$ 273,897.38**

# **Budget vs Actual**

**Belvedere Municipal Utility District**  
**Statement of Revenues and Expenditures Budget vs. Actual**  
**For the Year to Date Ended August 5, 2026**  
**Unaudited**

|                                               | Year to Date<br>Actual | Year to Date<br>Budget | Year to Date<br>Variance<br>Favorable<br>(Unfavorable) | 2026<br>Annual<br>Budget | 2026<br>Annual<br>Variance<br>Favorable<br>(Unfavorable) |
|-----------------------------------------------|------------------------|------------------------|--------------------------------------------------------|--------------------------|----------------------------------------------------------|
| <u>Revenues</u>                               |                        |                        |                                                        |                          |                                                          |
| Maintenance Taxes                             | \$ 311,658             | \$ 283,810             | \$ 27,848                                              | \$ 309,600               | \$ 2,058                                                 |
| Interest Income                               | 12,061                 | 9,167                  | 2,894                                                  | 10,000                   | 2,061                                                    |
| Total Revenues                                | 323,719                | 292,977                | 30,742                                                 | 319,600                  | 4,119                                                    |
| <u>Expenditures</u>                           |                        |                        |                                                        |                          |                                                          |
| Solid Waste Disposal                          | 64,393                 | 66,500                 | 2,107                                                  | 66,500                   | 2,107                                                    |
| Legal Fees                                    | 18,675                 | 36,668                 | 17,993                                                 | 40,000                   | 21,325                                                   |
| Audit Fees                                    | 7,500                  | 7,500                  | -                                                      | 7,500                    | -                                                        |
| Accounting Fees                               | 15,400                 | 15,400                 | -                                                      | 16,800                   | 1,400                                                    |
| Engineering Fees                              | 19,065                 | 40,335                 | 21,270                                                 | 44,000                   | 24,935                                                   |
| Engineering Fees - Special Projects           | -                      | 4,400                  | 4,400                                                  | 4,800                    | 4,800                                                    |
| Amenity Center Operations                     | 40,178                 | 50,419                 | 10,241                                                 | 55,000                   | 14,822                                                   |
| Drainage and Trail Maintenance                | 14,152                 | 27,501                 | 13,349                                                 | 30,000                   | 15,848                                                   |
| Insurance                                     | 4,254                  | 5,500                  | 1,246                                                  | 6,000                    | 1,746                                                    |
| Tax Appraisal and Collection Fees             | 3,742                  | 5,500                  | 1,758                                                  | 6,000                    | 2,258                                                    |
| Bank Charges                                  | -                      | 183                    | 183                                                    | 200                      | 200                                                      |
| Other Fees                                    | -                      | 92                     | 92                                                     | 100                      | 100                                                      |
| Newspaper notices                             | -                      | 2,750                  | 2,750                                                  | 3,000                    | 3,000                                                    |
| Website                                       | 588                    | 458                    | (130)                                                  | 500                      | (88)                                                     |
| Total Expenditures                            | 187,947                | 263,206                | 75,259                                                 | 280,400                  | 92,541                                                   |
| Projected Excess Revenue<br>Over Expenditures | \$ 135,772             | \$ 29,771              | \$ 106,001                                             | \$ 39,200                | \$ 96,572                                                |

# **Financial Statements**

**Belvedere Municipal Utility District**  
**Balance Sheet**  
As of August 5, 2026

---

|                                       | <u>Aug 5, 26</u>         |
|---------------------------------------|--------------------------|
| <b>ASSETS</b>                         |                          |
| Current Assets                        |                          |
| Checking/Savings                      |                          |
| Checking Account - ABC Bank           | 20,935.38                |
| Money Market - ABC Bank               | 226,447.93               |
| TexPool                               | <u>317,799.73</u>        |
| Total Checking/Savings                | 565,183.04               |
| Accounts Receivable                   |                          |
| Taxes Receivable                      | <u>1,338.98</u>          |
| Total Accounts Receivable             | 1,338.98                 |
| Other Current Assets                  |                          |
| Prepaid Insurance                     | <u>4,307.12</u>          |
| Total Other Current Assets            | <u>4,307.12</u>          |
| Total Current Assets                  | <u>570,829.14</u>        |
| <b>TOTAL ASSETS</b>                   | <u><u>570,829.14</u></u> |
| <b>LIABILITIES &amp; EQUITY</b>       |                          |
| Liabilities                           |                          |
| Current Liabilities                   |                          |
| Other Current Liabilities             |                          |
| Deferred Revenue                      | <u>1,338.98</u>          |
| Total Other Current Liabilities       | <u>1,338.98</u>          |
| Total Current Liabilities             | <u>1,338.98</u>          |
| Total Liabilities                     | 1,338.98                 |
| Equity                                |                          |
| Unassigned                            | 433,718.03               |
| Net Income                            | <u>135,772.13</u>        |
| Total Equity                          | <u>569,490.16</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><u>570,829.14</u></u> |

**Belvedere Municipal Utility District**  
**Profit & Loss**  
**October 1, 2025 through August 5, 2026**

---

|                               | <u>Oct 1, '25 - Aug 5, 26</u> |
|-------------------------------|-------------------------------|
| Ordinary Income/Expense       |                               |
| Income                        |                               |
| Interest Income               | 12,061.33                     |
| Income                        |                               |
| Property Taxes                | <u>311,658.26</u>             |
| Total Income                  | <u>311,658.26</u>             |
| Total Income                  | 323,719.59                    |
| Expense                       |                               |
| Website Expenses              | 588.18                        |
| Amenity Center Operations     | 37,069.91                     |
| Trail Repairs                 |                               |
| Trail General Maintenance     | <u>14,152.31</u>              |
| Total Trail Repairs           | 14,152.31                     |
| Audit Fees                    | 7,500.00                      |
| Bookkeeping Fees              | 15,400.00                     |
| Engineering                   |                               |
| Drainage & Trail Maintenance  | 0.00                          |
| District Engineering          | <u>19,065.47</u>              |
| Total Engineering             | 19,065.47                     |
| Insurance                     |                               |
| Liability Insurance           | <u>4,254.16</u>               |
| Total Insurance               | 4,254.16                      |
| Legal Fees                    | 18,675.43                     |
| Collection and Appraisal Fees | 3,741.89                      |
| Telephone                     | 1,576.83                      |
| Utilities                     | 1,530.71                      |
| Waste Disposal                | <u>64,392.57</u>              |
| Total Expense                 | <u>187,947.46</u>             |
| Net Ordinary Income           | <u>135,772.13</u>             |
| Net Income                    | <u><u>135,772.13</u></u>      |

**Belvedere MUD-Debt Service Fund**  
**Balance Sheet**  
As of August 5, 2026

---

|                                       | <u>Aug 5, 26</u>         |
|---------------------------------------|--------------------------|
| <b>ASSETS</b>                         |                          |
| Current Assets                        |                          |
| Checking/Savings                      |                          |
| MUD Debt Service Fund                 | 65,084.08                |
| TexPool                               | <u>208,813.30</u>        |
| Total Checking/Savings                | 273,897.38               |
| Accounts Receivable                   |                          |
| Taxes Receivable                      | <u>2,031.21</u>          |
| Total Accounts Receivable             | <u>2,031.21</u>          |
| Total Current Assets                  | <u>275,928.59</u>        |
| <b>TOTAL ASSETS</b>                   | <u><u>275,928.59</u></u> |
| <b>LIABILITIES &amp; EQUITY</b>       |                          |
| Liabilities                           |                          |
| Current Liabilities                   |                          |
| Other Current Liabilities             |                          |
| Deferred Revenue                      | <u>2,031.21</u>          |
| Total Other Current Liabilities       | <u>2,031.21</u>          |
| Total Current Liabilities             | <u>2,031.21</u>          |
| Total Liabilities                     | 2,031.21                 |
| Equity                                |                          |
| Restricted                            | 274,787.76               |
| Net Income                            | <u>-890.38</u>           |
| Total Equity                          | <u>273,897.38</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><u>275,928.59</u></u> |

**Belvedere MUD-Debt Service Fund**  
**Profit & Loss**  
October 1, 2025 through August 5, 2026

---

|                         | <u>Oct 1, '25 - Aug 5, 26</u> |
|-------------------------|-------------------------------|
| Ordinary Income/Expense |                               |
| Income                  |                               |
| Tax Revenue             | <u>471,835.31</u>             |
| Total Income            | 471,835.31                    |
| Expense                 |                               |
| Bank Service Charges    | 22.00                         |
| Bond Principal          | 355,000.00                    |
| Interest Expense        | 127,731.26                    |
| Paying Agent Fee        | <u>1,200.00</u>               |
| Total Expense           | <u>483,953.26</u>             |
| Net Ordinary Income     | -12,117.95                    |
| Other Income/Expense    |                               |
| Other Income            |                               |
| Interest Income         | <u>11,227.57</u>              |
| Total Other Income      | <u>11,227.57</u>              |
| Net Other Income        | <u>11,227.57</u>              |
| Net Income              | <u><u>-890.38</u></u>         |

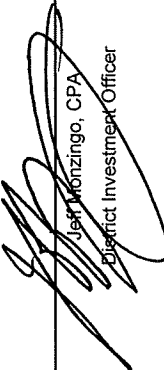
# Investment Report

Belvedere Municipal Utility District  
Investments as of June 30, 2026

| Fund         | Financial Institution | Investment                       | Account Number | Book Value Ending 5/31/26 | Market Value Ending 5/31/26 | Book Value Ending 6/30/26 | Market Value Ending 6/30/26 | Yield | Income for Month | Purchase Date | Purchase Price | Maturity date |
|--------------|-----------------------|----------------------------------|----------------|---------------------------|-----------------------------|---------------------------|-----------------------------|-------|------------------|---------------|----------------|---------------|
| Operating    | ABC Bank              | Money Market Deposit Account     | XXXX5091       | \$ 285,743.36             | \$ 285,743.36               | \$ 286,447.93             | \$ 286,447.93               | 3.04% | \$ 704.57        | N/A           | N/A            | N/A           |
| Operating    | TexPool               | Local Government Investment Pool | XXXXXXXXX0002  | \$ 316,849.96             | \$ 316,849.96               | \$ 317,799.73             | \$ 317,799.73               | 3.65% | \$ 949.77        | N/A           | N/A            | N/A           |
| Operating    | ABC Bank              | Public Funds Checking            | XXXX4251       | \$ 30,012.21              | \$ 30,012.21                | \$ 15,608.70              | \$ 15,608.70                | N/A   |                  | N/A           | N/A            | N/A           |
| Debt Service | ABC Bank              | Money Market Deposit Account     | XXXX4278       | \$ 470,707.90             | \$ 470,707.90               | \$ 471,868.55             | \$ 471,868.55               | 3.04% | \$ 1,160.65      | N/A           | N/A            | N/A           |
| Debt Service | TexPool               | Local Government Investment Pool | XXXXXXXXX0001  | \$ 208,189.30             | \$ 208,189.30               | \$ 208,813.30             | \$ 208,813.30               | 3.65% | \$ 624.00        | N/A           | N/A            | N/A           |

Total investment return for the quarter ending June 30, 2026 was \$ 10,230.14 and is in line with budgetary expectations.  
There are no changes to market, economic, and investment conditions that would require any changes to investment strategy.

This report is submitted in accordance with the Public Funds Investment Act and the District's investment policy.

  
Jeff Monzingo, CPA  
District Investment Officer

# Property Tax Statement

| ALL OTHERS |                       |          |                    |           |                        |                   |                    |                 |                 |                             |                   |           |
|------------|-----------------------|----------|--------------------|-----------|------------------------|-------------------|--------------------|-----------------|-----------------|-----------------------------|-------------------|-----------|
| YEAR       | BEGINNING TAX BALANCE | TAX ADJ  | BASE TAX COLLECTED | REVERSALS | NET BASE TAX COLLECTED | PERCENT COLLECTED | ENDING TAX BALANCE | P & I COLLECTED | P & I REVERSALS | LRP OTHER PENALTY COLLECTED | TOTAL DISTRIBUTED |           |
| 2006       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2007       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2008       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2009       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2010       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2011       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2012       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2013       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2014       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2015       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2016       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2017       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2018       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2019       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2020       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2021       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2022       | .31                   | .00      | .31                | .00       | 31 100.00 %            | .00               | .00                | .15             | .00             | .00                         | .46               | .46       |
| 2023       | .00                   | .00      | .00                | .00       | .00                    | .00 %             | .00                | .00             | .00             | .00                         | .00               | .00       |
| 2024       | 1552.37               | .00      | 1552.37            | .00       | 1552.37 100.00 %       | .00               | .00                | 413.63          | .00             | .00                         | 1966.00           | 1966.00   |
| TOTL       | 1552.68               | .00      | 1552.68            | .00       | 1552.68 100.00 %       | .00               | .00                | 413.78          | .00             | .00                         | 1966.46           | 1966.46   |
| 2025       | 784999.85             | 2090.83- | 781284.73          | 1745.90   | 779538.83              | 99.57 %           | 3370.19            | 3618.99         | .00             | .00                         | 783357.82         | 783357.82 |

| ENTITY | TOTL | 786552.53 | 2090.83- | 782837.41 | 1745.90 | 781091.51 | 99.57 % | 3370.19 | 4232.77 | .00 | .00 | 785324.28 |
|--------|------|-----------|----------|-----------|---------|-----------|---------|---------|---------|-----|-----|-----------|
|--------|------|-----------|----------|-----------|---------|-----------|---------|---------|---------|-----|-----|-----------|

Outstanding property tax receivable

Operating Debt service  
 2025 = 1338.98 | 2025 = 2031.21

Current tax rate  
 Operating: .0725  
 Debt service: .1100  
 total: .1825

# **Current Invoices for Approval**

Montoya, Monzingo & Biggs, LLP

P.O. Box 2029  
Pflugerville, TX 78691  
(512) 251-5668

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 6/1/2026 | 32159     |

|                                                          |
|----------------------------------------------------------|
| Bill To                                                  |
| Belvedere MUD<br>P.O. Box 2029<br>Pflugerville, TX 78691 |

| Description                    | Amount                  |
|--------------------------------|-------------------------|
| June 2026 accounting services. | 1,400.00                |
| Thank you for your business.   | <b>Total</b> \$1,400.00 |

Rec'd 6/1/26

# Invoice

Montoya, Monzingo & Biggs, LLP

P.O. Box 2029  
Pflugerville, TX 78691  
(512) 251-5668

| Date     | Invoice # |
|----------|-----------|
| 7/6/2026 | 32191     |

|                                                          |
|----------------------------------------------------------|
| Bill To                                                  |
| Belvedere MUD<br>P.O. Box 2029<br>Pflugerville, TX 78691 |

| Description                    | Amount                                             |
|--------------------------------|----------------------------------------------------|
| July 2026 accounting services. | 1,400.00                                           |
| Thank you for your business.   | <div>Rec'd 7/6/26</div> <div>Total\$1,400.00</div> |

Montoya, Monzingo & Biggs, LLP

P.O. Box 2029  
Pflugerville, TX 78691  
(512) 251-5668

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 8/3/2026 | 32214     |

| Bill To                                                  |
|----------------------------------------------------------|
| Belvedere MUD<br>P.O. Box 2029<br>Pflugerville, TX 78691 |

| Description                      | Amount                  |
|----------------------------------|-------------------------|
| August 2026 accounting services. | 1,400.00                |
| Thank you for your business.     | <b>Total</b> \$1,400.00 |

Rec'd 8/3/26



816 Congress Avenue, Suite 1900  
Austin, Texas 78701  
Telephone: (512) 322-5800  
Facsimile: (512) 472-0532  
[www.lglawfirm.com](http://www.lglawfirm.com)

May 29, 2026

Belvedere Municipal Utility District  
Attn Jeff Monzingo  
Montoya & Monzingo LLP  
P.O. Box 2029  
Pflugerville, TX USA 78691-2029

Invoice: 97568821  
Client: 2364  
Matter: 0  
Billing Attorney: DNL

Tax ID # 74-2308445

---

### INVOICE SUMMARY

For professional services and disbursements rendered through April 30, 2026:

**RE: Belvedere Community**

|                           |                    |
|---------------------------|--------------------|
| Professional Services     | \$ 1,404.00        |
| Total Disbursements       | <u>\$ 3.00</u>     |
| <b>TOTAL THIS INVOICE</b> | <b>\$ 1,407.00</b> |

**Lloyd Gosselink Rochelle & Townsend, P.C.**  
is committed to offering a more secure, and convenient option to pay your invoice using:  
Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.  
*A convenience fee applies.*

TO PAY BY CARD or eCheck with our fast, easy, and secure service, **CLICK HERE: Pay Now**

Or you may also pay online by visiting our website at: <https://www.lglawfirm.com/client-payment-information>

*Rec'd 5/29/26*



816 Congress Avenue, Suite 1900  
Austin, Texas 78701  
Telephone: (512) 322-5800  
Facsimile: (512) 472-0532  
[www.lglawfirm.com](http://www.lglawfirm.com)

June 30, 2026

Belvedere Municipal Utility District  
Attn Jeff Monzingo  
Montoya & Monzingo LLP  
P.O. Box 2029  
Pflugerville, TX USA 78691-2029

Invoice: 97569614  
Client: 2364  
Matter: 0  
Billing Attorney: DNL  
Tax ID # 74-2308445

### INVOICE SUMMARY

For professional services and disbursements rendered through May 31, 2026:

**RE: Belvedere Community**

|                           |                    |
|---------------------------|--------------------|
| Professional Services     | \$ 2,616.50        |
| Total Disbursements       | <u>\$ .00</u>      |
| <b>TOTAL THIS INVOICE</b> | <b>\$ 2,616.50</b> |

*Rec'd 6/30/26*

**Lloyd Gosselink Rochelle & Townsend, P.C.**  
is committed to offering a more secure, and convenient option to pay your invoice using:  
Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.  
*A convenience fee applies.*

TO PAY BY CARD or eCheck with our fast, easy, and secure service, **CLICK HERE: Pay Now**

Or you may also pay online by visiting our website at: <https://www.lglawfirm.com/client-payment-information>



816 Congress Avenue, Suite 1900  
Austin, Texas 78701  
Telephone: (512) 322-5800  
Facsimile: (512) 472-0532  
[www.lglawfirm.com](http://www.lglawfirm.com)

July 31, 2026

Belvedere Municipal Utility District  
Attn Jeff Monzingo  
Montoya & Monzingo LLP  
P.O. Box 2029  
Pflugerville, TX USA 78691-2029

Invoice: 97570389  
Client: 2364  
Matter: 0  
Billing Attorney: DNL  
  
Tax ID # 74-2308445

### INVOICE SUMMARY

For professional services and disbursements rendered through June 30, 2026:

**RE: Belvedere Community**

|                           |                  |
|---------------------------|------------------|
| Professional Services     | \$ 555.00        |
| Total Disbursements       | <u>\$ .00</u>    |
| <b>TOTAL THIS INVOICE</b> | <b>\$ 555.00</b> |

**Lloyd Gosselink Rochelle & Townsend, P.C.**  
is committed to offering a more secure, and convenient option to pay your invoice using:  
Visa, MasterCard, Discover, American Express, Apple Pay, Google Pay, and eCheck.  
*A convenience fee applies.*

TO PAY BY CARD or eCheck with our fast, easy, and secure service, **CLICK HERE: Pay Now**

Or you may also pay online by visiting our website at: <https://www.lglawfirm.com/client-payment-information>



# QUIDDITY ENGINEERING

Belvedere MUD  
Jeff Monzingo  
c/o Montoya & Monzingo  
203 N. Railroad Avenue  
Pflugerville, TX 78660

Invoice Total: **\$3,274.45**

Invoice #: ARIV1055279  
Invoice date: 5/26/2026  
Project Number: 16654-0900-26

## PAYMENT INFORMATION

### Remit Address

Quiddity Engineering, LLC  
PO Box 991  
Houston, TX 77001  
EIN: 87-3888184

### ACH Info

Vantage Bank  
Acct: 108119104  
ABA: 114915272  
Email: Payment@Quiddity.com

Payments are due upon receipt. Standard payment options are ACH or check. We also accept all major credit cards subject to a 3% convenience fee.

For professional services from 11-Apr-2026 through 08-May-2026

### 16654-0900-26 2026 General Consultation (Belvedere MUD)

#### 16654-0900-26.001 - General Consultation

| Role                            | Hours        | Rate   | Amount          |
|---------------------------------|--------------|--------|-----------------|
| Corporate or Project Accountant | 0.25         | 145.00 | 36.25           |
| Graduate Engineer II            | 4.25         | 155.00 | 698.75          |
| Professional Engineer I         | 9.50         | 195.00 | 1,852.50        |
| Professional Engineer V         | 1.50         | 295.00 | 442.50          |
| <b>Subtotal</b>                 | <b>15.50</b> |        | <b>3,030.00</b> |

| Category        | Vendor Id | Amount       |
|-----------------|-----------|--------------|
| Mileage         |           | 23.20        |
| <b>Subtotal</b> |           | <b>23.20</b> |

#### 16654-0900-26.002 - Trail Inspection

| Role                    | Hours       | Rate   | Amount        |
|-------------------------|-------------|--------|---------------|
| Professional Engineer V | 0.75        | 295.00 | 221.25        |
| <b>Subtotal</b>         | <b>0.75</b> |        | <b>221.25</b> |

Invoice subtotal 3,274.45  
Total 3,274.45

Services during this period include preparation, travel and attendance to the May 5th Board of Directors meeting, completion of the trail inspection, and routine District operational activities.

Rec'd 5/27/26



# QUIDDITY ENGINEERING

**Invoice Total: \$935.00**

Invoice #: ARIV1056990  
Invoice date: 6/29/2026  
Project Number: 16654-0900-26

## PAYMENT INFORMATION

### Remit Address

Quiddity Engineering, LLC  
PO Box 991  
Houston, TX 77001  
EIN: 87-3888184

### ACH Info

Vantage Bank  
Acct: 108119104  
ABA: 114915272  
Email: Payment@Quiddity.com

Payments are due upon receipt. Standard payment options are ACH or check. We also accept all major credit cards subject to a 3% convenience fee.

Belvedere MUD  
Jeff Monzingo  
c/o Montoya & Monzingo  
203 N. Railroad Avenue  
Pflugerville, TX 78660

For professional services from 09-May-2026 through 05-Jun-2026

**16654-0900-26 2026 General Consultation (Belvedere MUD)**

### **16654-0900-26.001 - General Consultation**

| Role                            | Hours       | Rate   | Amount        |
|---------------------------------|-------------|--------|---------------|
| Corporate or Project Accountant | 0.25        | 145.00 | 36.25         |
| Graduate Engineer II            | 1.00        | 165.00 | 165.00        |
| Professional Engineer I         | 2.25        | 195.00 | 438.75        |
| Professional Engineer V         | 1.00        | 295.00 | 295.00        |
| <b>Subtotal</b>                 | <b>4.50</b> |        | <b>935.00</b> |

Invoice subtotal 935.00  
Total 935.00

Services during this period included coordination with Sunscape regarding maintenance activities, and routine monthly operational activities.

### Outstanding Invoices

| Invoice     | Date      | Balance  |
|-------------|-----------|----------|
| ARIV1055279 | 5/26/2026 | 3,274.45 |

Rec'd 6/29/26



# QUIDDITY ENGINEERING

Belvedere MUD  
Jeff Monzingo  
c/o Montoya & Monzingo  
203 N. Railroad Avenue  
Pflugerville, TX 78660

**Invoice Total: \$556.25**

Invoice #: ARIV1058075  
Invoice date: 7/29/2026  
Project Number: 16654-0900-26

## PAYMENT INFORMATION

### Remit Address

Quiddity Engineering, LLC  
PO Box 991  
Houston, TX 77001  
EIN: 87-3888184

### ACH Info

Vantage Bank  
Acct: 108119104  
ABA: 114915272  
Email: Payment@Quiddity.com

Payments are due upon receipt. Standard payment options are ACH or check. We also accept all major credit cards subject to a 3% convenience fee.

For professional services from 06-Jun-2026 through 10-Jul-2026

**16654-0900-26 2026 General Consultation (Belvedere MUD)**

### **16654-0900-26.001 - General Consultation**

| Role                    | Hours       | Rate   | Amount        |
|-------------------------|-------------|--------|---------------|
| Graduate Engineer I     | 0.50        | 135.00 | 67.50         |
| Professional Engineer I | 1.75        | 195.00 | 341.25        |
| Professional Engineer V | 0.50        | 295.00 | 147.50        |
| <b>Subtotal</b>         | <b>2.75</b> |        | <b>556.25</b> |

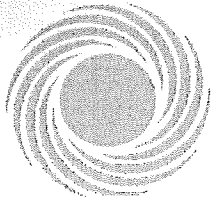
Invoice subtotal 556.25  
Total 556.25

Services during this period included work planning for upcoming fiscal year and routine operational activities.

### **Outstanding Invoices**

| Invoice     | Date      | Balance  |
|-------------|-----------|----------|
| ARIV1055279 | 5/26/2026 | 3,274.45 |
| ARIV1056990 | 6/29/2026 | 935.00   |

Rec'd 8/1/26



# SUNSCAPE

LANDSCAPING

## INVOICE

Invoice: 30455  
Invoice Date: 08/01/2026

### BILL TO

Belvedere Municipal Utility District  
C/O Montoya & Monzingo, LLP  
P.O. Box 2029  
Pflugerville, TX 78691

### PROPERTY ADDRESS

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512-251-5668 x25

| INVOICE                                            | TERMS      | ACCOUNT MANAGER |
|----------------------------------------------------|------------|-----------------|
| 08/01/2026                                         | Net 30     | Tyler Lambourne |
| DESCRIPTION                                        | PRICE      |                 |
| #35983 - Maintenance Contract MUD 2026 August 2026 | \$4,840.36 |                 |

Trail Maintenance \$1,413.21

HOA /MUD Contract \$3,427.15

As of 11/1/2022, per the request of Belvedere MUD and Belvedere HOA, the full amount invoiced to MUD and HOA was split 50/50 between MUD and HOA.

Belvedere MUD is paying \$3,427.15 per month for services performed at Belvedere HOA.

|                         |                   |
|-------------------------|-------------------|
| Subtotal:               | \$4,840.36        |
| Sales Tax (.00%)        | \$0.00            |
| <b>INVOICE TOTAL:</b>   | <b>\$4,840.36</b> |
| Credits/Payments        | (\$0.00)          |
| <b>Balance Due</b>      | <b>\$4,840.36</b> |
| <b>Pay This Amount:</b> | <b>\$4,840.36</b> |



Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's web site is: [www.tceq.texas.gov](http://www.tceq.texas.gov)

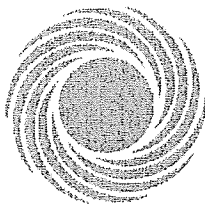
### Remittance Information Update Effective Immediately

#### New Remittance Details:

Bank Name: Parkside Financial Bank & Trust  
Account Name: Sunscape Landscaping Services LLC  
Account Number: 8145526  
Routing Number: 081019405  
Bank Address: 8112 Maryland Ave #101, St. Louis, MO 63105

Please use the new remittance address listed below when submitting payment:

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660



# SUNSCAPE

LANDSCAPING

## INVOICE

Invoice: 30305  
Invoice Date: 07/21/2026

### BILL TO

Belvedere Municipal Utility District  
C/O Montoya & Monzingo, LLP  
P.O. Box 2029  
Pflugerville, TX 78691

### PROPERTY ADDRESS

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512-251-5668 x25

| INVOICE    | TERMS  | ACCOUNT MANAGER |
|------------|--------|-----------------|
| 07/21/2026 | Net 30 | Tyler Lambourne |

| DESCRIPTION                                                            | PRICE    |
|------------------------------------------------------------------------|----------|
| #38939 - Irrigation Walkthrough Repair T&M See July Irrigation Reports | \$417.86 |

|                |         |
|----------------|---------|
| Fuel Surcharge | \$12.54 |
|----------------|---------|

|                         |                 |
|-------------------------|-----------------|
| Subtotal:               | \$430.40        |
| Sales Tax (.00%)        | \$0.00          |
| <b>INVOICE TOTAL:</b>   | <b>\$430.40</b> |
| Credits/Payments        | (\$0.00)        |
| <b>Balance Due</b>      | <b>\$430.40</b> |
| <b>Pay This Amount:</b> | <b>\$430.40</b> |



Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's web site is: [www.tceq.texas.gov](http://www.tceq.texas.gov)

### Remittance Information Update Effective Immediately

#### New Remittance Details:

Bank Name: Parkside Financial Bank & Trust  
Account Name: Sunscape Landscaping Services LLC  
Account Number: 8145526  
Routing Number: 081019405  
Bank Address: 8112 Maryland Ave #101, St. Louis, MO 63105

Please use the new remittance address listed below when submitting payment:

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!



## CORPORATE TRUST ACCOUNT INVOICE SUMMARY

BELVEDERE MUNICIPAL UTILITY DISTRICT  
203 RAILROAD AVENUE N  
PFLUGERVILLE TX 78660

### FOR QUESTIONS CONTACT :

ANTHONY OROZCO  
972-892-9973  
AOROZCO@BOKF.COM

**DUE DATE 08/01/2026**

TOTAL FEES AND OTHER CHARGES DUE \$600.00

TOTAL DEBT SERVICE DUE \$418,865.63

**TOTAL AMOUNT DUE: \$419,465.63**

**WIRE PAYMENTS MUST BE RECEIVED 1 BUSINESS DAY PRIOR TO DUE DATE**  
**CHECK & ACH PAYMENTS MUST BE RECEIVED 5 BUSINESS DAYS PRIOR TO THE DUE DATE**

IF REMITTING CHECK PAYMENT, PLEASE RETURN THE BOTTOM SECTION AND RETAIN TOP PORTION FOR YOUR RECORDS

### NAME OF OBLIGOR:

BELVEDERE MUNICIPAL UTILITY  
DISTRICT

**DUE DATE 08/01/2026**

|                     |                |
|---------------------|----------------|
| REF. NUMBER:        | BELVEDEREMUD   |
| NET AMOUNT DUE:     | \$419,465.63   |
| LESS FUNDS ON HAND: | \$0.00         |
| TOTAL DEBT SERVICE: | \$418,865.63   |
| TOTAL FEES/CHARGES: | \$600.00       |
| AMOUNT ENCLOSED:    |                |
| INSTITUTION:        | TEXAS AGENCY   |
| ADMINISTRATOR:      | ANTHONY OROZCO |

### REMIT CHECK TO:

(MUST BE RECEIVED 5 BUSINESS DAYS PRIOR TO DUE DATE)  
BOKF, NA  
DEPARTMENT 41113  
PO BOX 650020  
DALLAS, TX 75265

### FOR FEDEX/UPS DELIVERY:

BOK FINANCIAL (BOKF, NA)  
CORPORATE TRUST  
5956 SHERRY LANE, SUITE 900  
DALLAS, TX 75225

### WIRE/ACH INSTRUCTIONS:

(WIRES MUST BE RECEIVED 1 BUSINESS DAY PRIOR TO DUE DATE)  
(ACHS MUST BE RECEIVED 5 BUSINESS DAYS PRIOR TO DUE DATE)  
BOKF, NA - 5242 East 41st St. BTC-2 Tulsa, OK 74135  
ABA 103900036  
A/C NAME: WEALTH MANAGEMENT  
A/C #: 600024642  
REF: TEXAS AGENCY CT - BELVEDEREMUD

### DEBT SERVICE DETAIL

Account Number: BELV316UT

BELVEDERE MUD UT 2016

Principal Payment Due to Holders on 08/01/2026

40,000.00

Interest Payment Due to Holders on 08/01/2026

11,200.00

Sub Total: \$51,200.00 ✓

Account Number: BELV218UTP

BELVEDERE MUD UTP 2018

Principal Payment Due to Holders on 08/01/2026

50,000.00

Interest Payment Due to Holders on 08/01/2026

12,965.63

Sub Total: \$62,965.63 ✓

Account Number: BELV916UTR

BELVEDERE MUD UTR 2016

Principal Payment Due to Holders on 08/01/2026

265,000.00

Interest Payment Due to Holders on 08/01/2026

39,700.00

Sub Total: \$304,700.00 ✓

Total Interest Amount Due: \$63,865.63

Total Principal Amount Due: \$355,000.00

Total Amount Due: \$418,865.63



**BOK FINANCIAL®**

Services provided by BOKF, NA

**FEES AND OTHER CHARGES DETAIL**

|            |                              |        |
|------------|------------------------------|--------|
| BELV916UTR | SEMI-ANNUAL PAYING AGENT FEE | 200.00 |
| BELV218UTP | SEMI-ANNUAL PAYING AGENT FEE | 200.00 |
| BELV316UT  | SEMI-ANNUAL PAYING AGENT FEE | 200.00 |

**TOTAL FEES AND OTHER CHARGES DUE:      \$600.00**

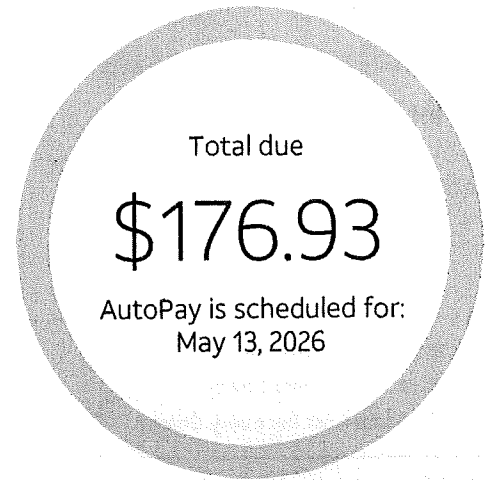
## **Invoices Paid Between Board Meetings**



BELVEDERE MUD  
PO BOX 2029  
PFLUGERVILLE TX 78691-2029

Page: 1 of 3  
Issue Date: Apr 22, 2026  
Account Number: 312935378

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to [att.com/myatt](http://att.com/myatt) to sign in or sign up.



### Account summary

|                              |           |
|------------------------------|-----------|
| Your last bill               | \$177.12  |
| Payment, Apr 13 - Thank you! | -\$177.12 |
| Remaining balance            | \$0.00    |

### Service summary

|                |        |          |
|----------------|--------|----------|
| Internet       | Page 2 | \$107.53 |
| Phone          | Page 2 | \$69.40  |
| Total services |        | \$176.93 |

### Total due

**\$176.93**

AutoPay is scheduled to debit your bank account on May 13, 2026

*Paid EFT 5/13/26  
Rec'd 5/3/26*

### Ways to pay and manage your account:



**myAT&T app**  
iPhone and Android



**att.com/pay**



**800.321.2000**  
TTY: 800.651.5111

Scan to pay





Questions? Call 888-554-4732  
**Se habla Español**  
 Monday through Friday, 8 a.m. – 5 p.m.  
 Report an outage: 888-883-3379  
 myPEC.com

Member-owned since 1938  
 nonprofit

Account #: 3001549599  
 Member Name: Belvedere Mud  
 Director District: 5  
 Bill Date: 04/29/2026

**AUTOPAY AMOUNT**

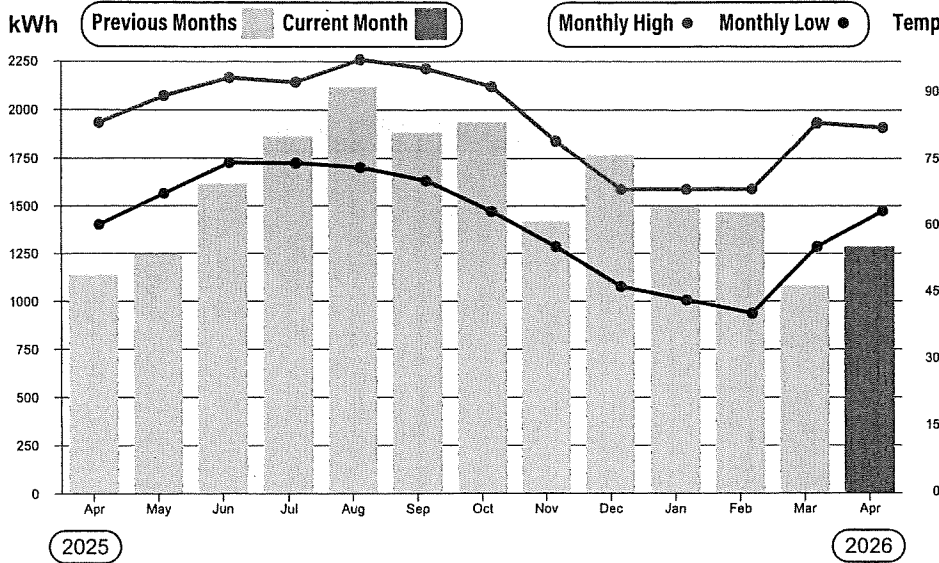
**\$157.87**

**Paid By Bank Draft**  
 05/18/2026

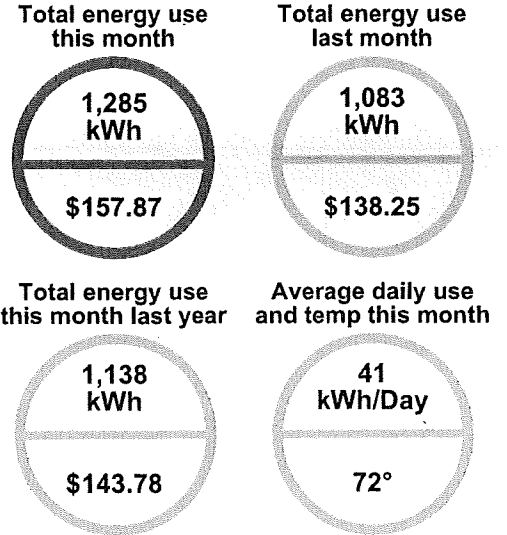
**Service Address: 17400 FLAGLER DRIVE**

This bill does not reflect payments after 04/29/2026.  
 Charge detail found on the back of this page.

**Monthly energy use**



**Energy comparison**



**IMPORTANT MEMBER INFORMATION**

Be ready when storms strike. Prepare an emergency kit today, and make sure your phone number and email are added to your account. Learn more at myPEC.com/storms.

*Paid EFT 5/18/26  
 Rec'd 5/4/26*

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.



**Pedernales Electric Cooperative**  
 PO Box 1 • Johnson City, TX 78636

Bill Date: 04/29/2026  
 Account #: 3001549599  
 AutoPay Amount - DO NOT PAY: \$157.87  
 Bank Draft on 05/18/2026

PEC Secure Pay Station barcode



Mail payment to:

**Pedernales Electric Cooperative, Inc.**  
 PO Box 660069  
 Dallas, TX 75266-0069

18

7449 1 AB 0.641  
 BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

5 7449  
 C-32



6600693001549599000015787000017366042920262

A.T.Services, LLC  
P.O. Box 700  
Spicewood, Tx 78669

# Invoice

|           |           |
|-----------|-----------|
| Date      | Invoice # |
| 4/30/2026 | 7548      |

Email- mark@atserviceshvac.com

Bill To

TACLA00040532E

Belvedere Mud  
P.O.Box 2029  
Pflugerville, Tx 78691

P.O. No.

Terms

Project

Net 30

AC Service

| Quantity | Description                                                                                                                                                                                                                                               | Rate             | Amount   |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------|
| 2        | 4-14-26- Reported AC condensate leak. Found a freezer was installed in the room which lifted the drain line up allowing it not to drain correctly. Positioned drain line correctly. Also cleaned drain and trap. Tested system. Reference work order 581. | 140.00           | 280.00T  |
| 1        | Truck Charge                                                                                                                                                                                                                                              | 55.00            | 55.00T   |
|          |                                                                                                                                                                                                                                                           | Rec'd 4/8/26     |          |
|          |                                                                                                                                                                                                                                                           | Sales Tax (0.0%) | \$0.00   |
|          |                                                                                                                                                                                                                                                           | Total            | \$335.00 |

# A.T. Services, LLC

Commercial A/C & Heating

TACLA00040532E

PO Box 700; Spicewood, TX 78669

Cell: (512) 981-9305 - Office (512) 720-2960

|                        |                            |                  |       |
|------------------------|----------------------------|------------------|-------|
| DATE                   | 4/14                       | CUSTOMER CONTACT | 581   |
| CUSTOMER NAME          | Scarlet Sobera             |                  |       |
| ADDRESS                | Belvedere Community Center |                  |       |
| PHONE #                | 512 694 2977               | TECH             | Man C |
| EQUIPMENT MANUFACTURER | RWD                        |                  |       |
| MODEL#                 | SERIAL#                    | UNIT ID #        |       |
|                        | 2 units                    |                  |       |

## SERVICE REPORT

|     |        |     |                                                                                                                                                                                                                                                                           |
|-----|--------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TM: | QUOTE: | PM: | WORK DESCRIPTION                                                                                                                                                                                                                                                          |
| ✓   |        |     | The community center had water leaking under the unit. This was due to the drain line being moved. They put a freezer in the closet pushing the drain up causing no flow. I still went ahead and flushed both units drains and checked pressure to ensure no freezing up. |

| LABOR SUMMARY - NAME | DATE | REG | OT | DT |
|----------------------|------|-----|----|----|
| Man C                | 4/14 | 2   |    |    |
|                      |      |     |    |    |
|                      |      |     |    |    |
|                      |      |     |    |    |
|                      |      |     |    |    |
|                      |      |     |    |    |
|                      |      |     |    |    |

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL PRICE | CHARGE                  |
|----------|-------------|------------|-------------|-------------------------|
|          |             |            |             | TRUCK CHARGE            |
|          |             |            |             | RECOVERY CHARGE         |
|          |             |            |             | VACUUM CHARGE           |
|          |             |            |             | MISC SUPPLIES           |
|          |             |            |             | TOTAL                   |
|          |             |            |             |                         |
|          |             |            |             | TOTAL LABOR COST        |
|          |             |            |             | TOTAL MATERIALS         |
|          |             |            |             | TOTAL EQUIPMENT RENTALS |
|          |             |            |             | SALES TAX @ %           |
|          |             |            |             | TOTAL PRICE             |

Receipt of Above Listed Labor Hours and Equipment Rental Hours and Material Verified By:

Customer's Signature

scarlette.sobera@fsresidential.com

Questions? Please  
contact us at  
[billing@tmlirp.org](mailto:billing@tmlirp.org)

**Texas Municipal League**  
**Intergovernmental Risk Pool**  
[www.tmlirp.org](http://www.tmlirp.org) • 512-491-2300  
 Billing Payment Address:  
 P.O. Box 388  
 San Antonio, Texas 78292-0388

|                 |                         |
|-----------------|-------------------------|
| Statement Date  | 06/01/2026              |
| Due Date        | <b>DUE UPON RECEIPT</b> |
| Contract Number | 3047                    |

|                                       |        |
|---------------------------------------|--------|
| Subtotal - Contribution Installment   | \$0.00 |
| Subtotal - Contribution Changes       | \$0.00 |
| Subtotal - Other Charges / (Credits)  | \$0.00 |
| Grand Total - New Charges / (Credits) | \$0.00 |

|                                        |                   |
|----------------------------------------|-------------------|
| Balance from<br>Previous<br>Statement: | \$5,742.80        |
| Total Payments<br>Received:            | \$0.00            |
| Total New<br>Charges /<br>(Credits):   | \$0.00            |
| <b>Balance:</b>                        | <b>\$5,742.80</b> |

Insurance = 1435.68  
Prepaid Insurance = 4307.11

**RETURN THIS PORTION WITH YOUR PAYMENT**

[illegible]

Belvedere MUD  
Fred Castro  
816 Congress Ave Ste 1900  
Austin, Texas 78701-0000

TML Intergovernmental Risk Pool  
PO Box 388  
San Antonio, TX 78292-0388

**TRAVIS CENTRAL APPRAISAL DISTRICT**

850 E. Anderson Lane  
P.O. Box 149012  
Austin, TX 78714

|                | Invoice Date | Invoice Number |
|----------------|--------------|----------------|
| <b>Invoice</b> | 6/1/2026     | 9786           |

Jurisdiction ID: 1K

Belvedere MUD  
P.O. Box 2029  
Pflugerville, TX 78691

You may remit via ACH to Wells Fargo Bank, N.A.,  
account #7556188477, ABA #111900659. Please send  
ACH remittance information to [kharvey@tcadcentral.org](mailto:kharvey@tcadcentral.org).

To submit via wire, please contact the Finance  
Department.

| Invoice Date       | Charge Code       | Description    | Amount            |
|--------------------|-------------------|----------------|-------------------|
| 6/1/2026           | Appraisal Revenue | Appraisal Fees | \$1,048.26        |
| Due Date: 7/1/2026 |                   |                | Total: \$1,048.26 |

Rec'd 6/1/26

9786 6/1/2026

| Invoice Date | Charge Code       | Description    | Amount     |
|--------------|-------------------|----------------|------------|
| 6/1/2026     | Appraisal Revenue | Appraisal Fees | \$1,048.26 |

1K Belvedere MUD

Total Due: \$1,048.26

Due Date: 7/1/2026

Amount Remitted: \_\_\_\_\_

Please remit payment at your earliest convenience. Should you have  
any questions, please contact Kat Harvey at (512)834-9317 Ext. 313 or  
by e-mail at [kharvey@tcadcentral.org](mailto:kharvey@tcadcentral.org).



# SUNSCAPE

LANDSCAPING

## INVOICE

Invoice: 29542  
Invoice Date: 06/01/2026

### BILL TO

Belvedere Municipal Utility District  
C/O Montoya & Monzingo, LLP  
P.O. Box 2029  
Pflugerville, TX 78691

### PROPERTY ADDRESS

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512-251-5668 x25

### INVOICE

06/01/2026

### TERMS

Net 30

### ACCOUNT MANAGER

Tyler Lambourne

### DESCRIPTION

### PRICE

#35983 - Maintenance Contract MUD 2026 June 2026

\$4,840.36

Fuel Surcharge

\$145.21

Trails = 1413.21 + 145.21 = 1558.42  
Amenity operations = 3427.15

Subtotal: \$4,985.57

Sales Tax (.00%) \$0.00

**INVOICE TOTAL: \$4,985.57**

Credits/Payments (\$0.00)

**Balance Due \$4,985.57**

**Pay This Amount: \$4,985.57**



Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) (MC-178),  
P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's web site is: [www.tceq.texas.gov](http://www.tceq.texas.gov)

### Remittance Information Update Effective Immediately

#### New Remittance Details:

Bank Name: Parkside Financial Bank & Trust

Account Name: Sunscape Landscaping Services LLC

Account Number: 8145526

Routing Number: 081019405

Bank Address: 8112 Maryland Ave #101, St. Louis, MO 63105

**Please use the new remittance address listed below when submitting payment:**

**Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660**

Thank you for your business!!

Page 1/1



# SUNSCAPE

LANDSCAPING

## INVOICE

Invoice: 29207  
Invoice Date: 05/08/2026

### BILL TO

Belvedere Municipal Utility District  
C/O Montoya & Monzingo, LLP  
P.O. Box 2029  
Pflugerville, TX 78691

### PROPERTY ADDRESS

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512-251-5668 x25

### INVOICE

05/08/2026

### TERMS

Net 30

### ACCOUNT MANAGER

Tyler Lambourne

### DESCRIPTION

### PRICE

#35983 - Maintenance Contract MUD 2026 May 2026

\$4,840.36

Trail Maintenance \$1,413.21

HOA /MUD Contract \$3,427.15

Subtotal: \$4,840.36

Sales Tax (.00%) \$0.00

**INVOICE TOTAL: \$4,840.36**

Credits/Payments (\$0.00)

**Balance Due \$4,840.36**

**Pay This Amount: \$4,840.36**

As of 11/1/2022, per the request of Belvedere MUD and Belvedere HOA, the full amount invoiced to MUD and HOA was split 50/50 between MUD and HOA.

Belvedere MUD is paying \$3,427.15 per month for services performed at Belvedere HOA.



Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's web site is: [www.tceq.texas.gov](http://www.tceq.texas.gov)

### Remittance Information Update Effective Immediately

#### New Remittance Details:

Bank Name: Parkside Financial Bank & Trust

Account Name: Sunscape Landscaping Services LLC

Account Number: 8145526

Routing Number: 081019405

Bank Address: 8112 Maryland Ave #101, St. Louis, MO 63105

**Please use the new remittance address listed below when submitting payment:**

**Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660**



**HOME & COMMERCIAL SERVICES**  
*Specialists for your environment*

**Account Number**

10511046

**Statement Date**

06/03/2026

**Last Payment**

04/10/2026

**Bill To:**

Montoya & Monzingo LLP c/o Jeff  
Monzingo - Belvedere MUD #1  
P.O. Box 2029  
Pflugerville, TX 78691

| Date       | Invoice #   | Service Address                                            | Description                                  | Amount   | Balance  |
|------------|-------------|------------------------------------------------------------|----------------------------------------------|----------|----------|
| 05/07/2026 | 668764488-4 | BELVEDERE HOA<br>17400 Flagler Dr<br>Austin, TX 78738-7663 | Commercial Pest Control -<br>Quarterly       | \$227.00 | \$227.00 |
| 04/27/2026 | 668789688-5 | BELVEDERE HOA<br>17400 Flagler Dr<br>Austin, TX 78738-7663 | Rodent/Wildlife Commercial<br>Management EOM | \$95.00  | \$95.00  |

**Total** **\$322.00**

Please return this portion with your payment



**Account Number:** 10511046

**Amount Due:** \$322.00

**Cardholder Name:** \_\_\_\_\_

**Credit Card No.:** \_\_\_\_\_

**Expiration:** \_\_\_\_\_ **CSV Code:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Check #:** \_\_\_\_\_

**Remit To**

ABC HOME & COMMERCIAL SERVICES  
ATTN: AUSTIN  
9475 E HWY 290  
AUSTIN, TX 78724

WWW.ABCHOMEANDCOMMERCIAL.COM/AUSTIN  
512-837-9500  
AUSTIN@GOANTEATER.COM

**Account Number**

10511046

**Invoice Date**

5/7/2026

**Invoice Number**

668764488-4

**P.O.****Service Location:**

Belvedere HOA

17400 Flagler Dr

Austin, TX 78738-7663

Belvedere HOA

**Bill To:**

MONTROYA &amp; MONZINGO LLP C/O JEFF MONZINGO -

BELVEDERE MUD #1

P.O. BOX 2029

PFLUGERVILLE, TX 78691

**Services Provided**

| Service                             | Price           |
|-------------------------------------|-----------------|
| Commercial Pest Control - Quarterly | \$227.00        |
| Tax                                 | \$0.00          |
| <b>Balance</b>                      | <b>\$227.00</b> |

Quarterly General Pest Control INCLUDES 8 RBS

Please return this portion with your payment

Remit To  
ABC Home & Commercial Services  
ATTN: AUSTIN  
9475 E Hwy 290  
Austin, TX 78724  
512-837-9500

[www.abchomeandcommercial.com/austin](http://www.abchomeandcommercial.com/austin)  
[austin@goanteater.com](mailto:austin@goanteater.com)

Account Number  
10511046

Invoice Number  
668764488-4

**Amount Paid:** \_\_\_\_\_**Check No.:** \_\_\_\_\_**Credit Card No.:** \_\_\_\_\_**CSV Code:** \_\_\_\_\_**Expiration:** \_\_\_\_\_**Signature:** \_\_\_\_\_**VISA**

**Account Number**

10511046

**Invoice Date**

4/27/2026

**Invoice Number**

668789688-5

**P.O.****Service Location:**

Belvedere HOA

17400 Flagler Dr

Austin, TX 78738-7663

Belvedere HOA

**Bill To:**

MONTOKA &amp; MONZINGO LLP C/O JEFF MONZINGO -

BELVEDERE MUD #1

P.O. BOX 2029

PFLUGERVILLE, TX 78691

**Services Provided**

| Service                                   | Price          |
|-------------------------------------------|----------------|
| Rodent/Wildlife Commercial Management EOM | \$95.00        |
| Tax                                       | \$0.00         |
| <b>Balance</b>                            | <b>\$95.00</b> |

Rodent Management Program Provides for ongoing control of rodents in the structure and coverage includes the physical control, trapping, and removal of animals. Sealing all ac lines holes, plumbing lines holes, vents, ridge cap, eaves, soffit vents and metal joints.

Please return this portion with your payment

Remit To  
ABC Home & Commercial Services  
ATTN: AUSTIN  
9475 E Hwy 290  
Austin, TX 78724  
512-837-9500

[www.abchomeandcommercial.com/austin](http://www.abchomeandcommercial.com/austin)  
[austin@goanteater.com](mailto:austin@goanteater.com)

Account Number  
10511046

Invoice Number  
668789688-5

Amount Paid: \_\_\_\_\_

Check No.: \_\_\_\_\_

Credit Card No.: \_\_\_\_\_

CSV Code: \_\_\_\_\_

Expiration: \_\_\_\_\_

Signature: \_\_\_\_\_

**VISA****DISCOVER**



BELVEDERE MUD  
PO BOX 2029  
PFLUGERVILLE TX 78691-2029

Page: 1 of 3  
Issue Date: May 22, 2026  
Account Number: 312935378

Save time with the new AT&T app. Now with more powerful features to manage your account, devices, and connections, all in one place. Visit [att.com/atteasy12](http://att.com/atteasy12)

Total due

**\$176.93**

AutoPay is scheduled for:  
Jun 13, 2026

### Account summary

|                              |           |
|------------------------------|-----------|
| Your last bill               | \$176.93  |
| Payment, May 13 - Thank you! | -\$176.93 |
| Remaining balance            | \$0.00    |

### Service summary

|                                                                                             |        |          |
|---------------------------------------------------------------------------------------------|--------|----------|
|  Internet | Page 2 | \$107.53 |
|  Phone    | Page 2 | \$69.40  |
| Total services                                                                              |        | \$176.93 |

### Total due

**\$176.93**

AutoPay is scheduled to debit your bank account on Jun 13, 2026

*Paid 6/13/26  
Rec'd 6/17/26*

### Ways to pay and manage your account:



myAT&T app  
iPhone and Android



[att.com/pay](http://att.com/pay)



800.321.2000  
TTY: 800.651.5111

Scan to pay





Questions? Call 888-554-4732  
**Se habla Español**  
 Monday through Friday, 8 a.m. – 5 p.m.  
 Report an outage: 888-883-3379  
 myPEC.com

Member-owned since 1938  
 nonprofit

**Account #:** 3001549599  
**Member Name:** Belvedere Mud  
**Director District:** 5  
**Bill Date:** 05/29/2026

**AUTOPAY AMOUNT**

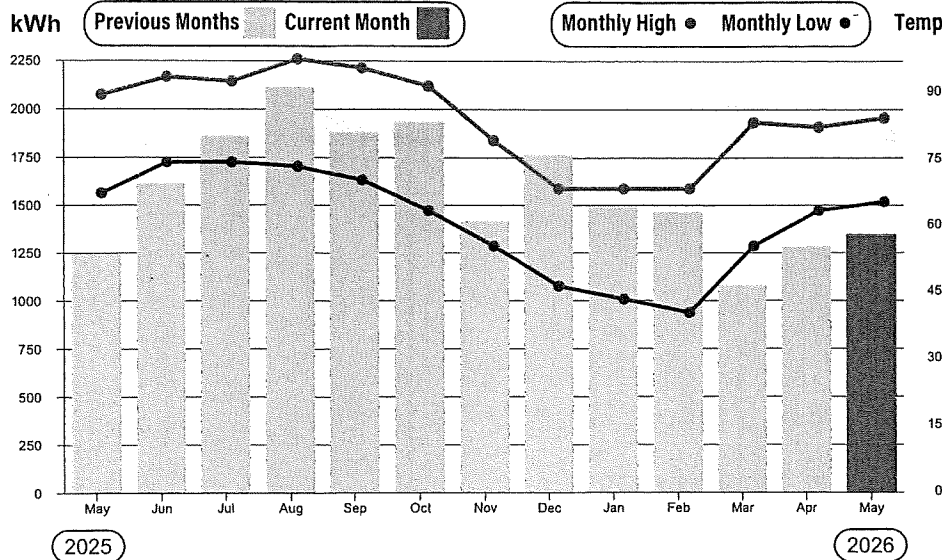
**\$163.59**

**Paid By Bank Draft**  
 06/18/2026

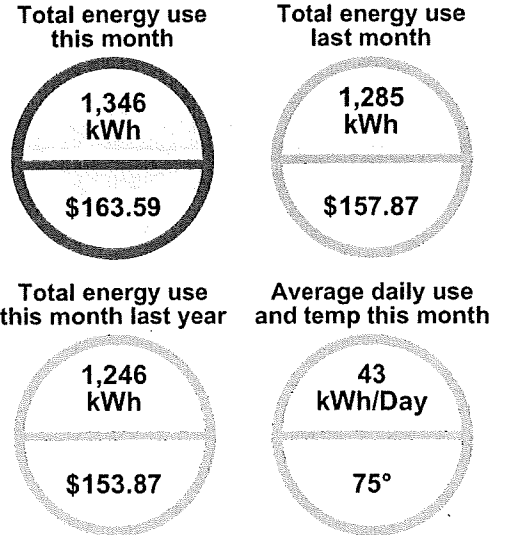
**Service Address: 17400 FLAGLER DRIVE**

This bill does not reflect payments after 05/29/2026.  
 Charge detail found on the back of this page.

**Monthly energy use**



**Energy comparison**



**IMPORTANT MEMBER INFORMATION**

May is National Electrical Safety Month. Find tips at [myPEC.com/Safety-month](http://myPEC.com/Safety-month).

*Paid EFT 6/18/26  
 Rec'd 6/1/26*

KEEP THIS STATEMENT FOR YOUR RECORDS

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.



**Pedernales Electric Cooperative**  
 PO Box 1 • Johnson City, TX 78636

**Bill Date** 05/29/2026  
**Account #** 3001549599  
**AutoPay Amount - DO NOT PAY** \$163.59  
**Bank Draft on** 06/18/2026

PEC Secure Pay Station barcode



Mail payment to:

**Pedernales Electric Cooperative, Inc.**  
 PO Box 660069 18  
 Dallas, TX 75266-0069



7458 1 AB 0.641  
 BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

5 7458  
 C-28



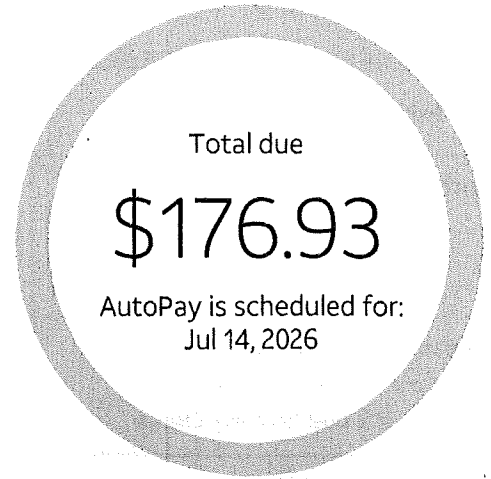
6600693001549599000016359000017995052920268



BELVEDERE MUD  
PO BOX 2029  
PFLUGERVILLE TX 78691-2029

Page: 1 of 3  
Issue Date: Jun 22, 2026  
Account Number: 312935378

Save time with the new AT&T app. Now with more powerful features to manage your account, devices, and connections, all in one place. Visit [att.com/atteasy12](http://att.com/atteasy12)



### Account summary

|                              |           |
|------------------------------|-----------|
| Your last bill               | \$176.93  |
| Payment, Jun 13 - Thank you! | -\$176.93 |
| Remaining balance            | \$0.00    |

### Service summary

|                                                                                             |        |          |
|---------------------------------------------------------------------------------------------|--------|----------|
|  Internet | Page 2 | \$107.53 |
|  Phone    | Page 2 | \$69.40  |
| Total services                                                                              |        | \$176.93 |

### Total due

**\$176.93**

AutoPay is scheduled to debit your bank account on Jul 14, 2026

Paid EFT 7/14/26  
Reid 6/29/26

### Ways to pay and manage your account:



**AT&T app**  
iPhone and Android



**att.com/pay**



**800.321.2000**  
TTY: 800.651.5111

Scan to pay





Questions? Call 888-554-4732  
**Se habla Español**  
 Monday through Friday, 8 a.m. – 5 p.m.  
 Report an outage: 888-883-3379  
 myPEC.com

Member-owned since 1938  
 nonprofit

Account #: 3001549599  
 Member Name: Belvedere Mud  
 Director District: 5  
 Bill Date: 06/27/2026

**AUTOPAY AMOUNT**

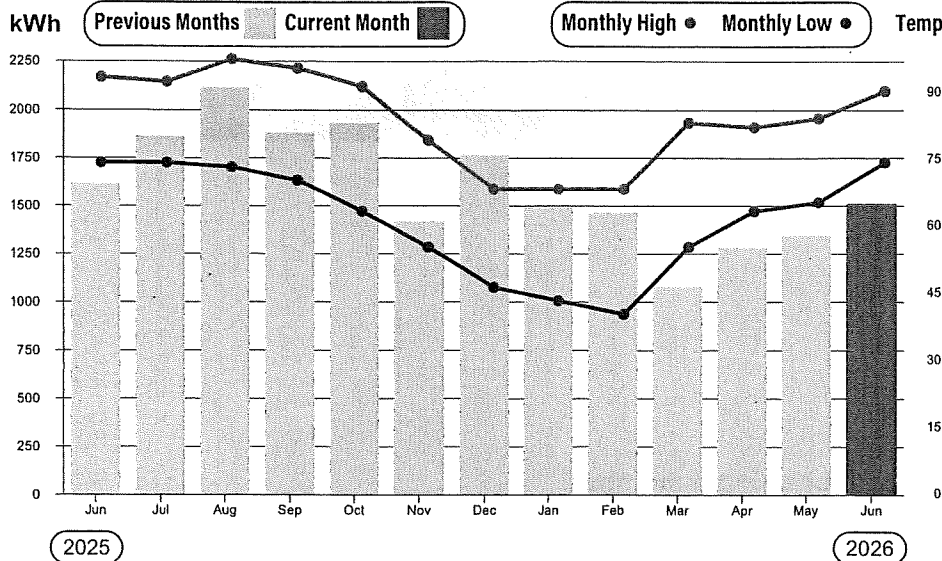
**\$171.23**

**Paid By Bank Draft**  
**07/18/2026**

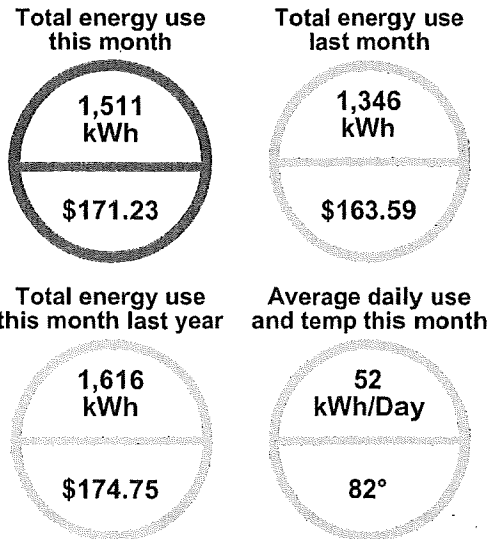
**Service Address: 17400 FLAGLER DRIVE**

This bill does not reflect payments after 06/27/2026.  
 Charge detail found on the back of this page.

**Monthly energy use**



**Energy comparison**



**IMPORTANT MEMBER INFORMATION**

The Transmission Cost of Service (TCOS) Pass-Through Charge will be adjusted effective June 1, 2026. It recovers transmission access charges set by the Public Utility Commission of Texas and is passed through directly to members. Learn more at [mypec.com/TCOS](http://mypec.com/TCOS).

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.

KEEP THIS STATEMENT FOR YOUR RECORDS

*PAID LEFT 7/10/26  
 Rec'd 6/30/26*



**Pedernales Electric Cooperative**  
 PO Box 1 • Johnson City, TX 78636

Bill Date: 06/27/2026  
 Account #: 3001549599  
 AutoPay Amount - DO NOT PAY: \$171.23  
 Bank Draft on 07/18/2026

PEC Secure Pay Station barcode



Mail payment to:

**Pedernales Electric Cooperative, Inc.**  
 PO Box 660069  
 Dallas, TX 75266-0069

18

7498 1 AB 0.641  
 BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

5 7498  
 C-30



6600693001549599000017123000018835062720268



# SUNSCAPE

LANDSCAPING

## INVOICE

Invoice: 30056  
Invoice Date: 07/01/2026

**BILL TO**

Belvedere Municipal Utility District  
C/O Montoya & Monzingo, LLP  
P.O. Box 2029  
Pflugerville, TX 78691

**PROPERTY ADDRESS**

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512-251-5668 x25

**INVOICE**

07/01/2026

**TERMS**

Net 30

**ACCOUNT MANAGER**

Tyler Lambourne

**DESCRIPTION****PRICE**

#35983 - Maintenance Contract MUD 2026 July 2026

\$4,840.35

Trail Maintenance \$1,413.21

HOA /MUD Contract \$3,427.15

Subtotal: \$4,840.35

Sales Tax (.00%) \$0.00

**INVOICE TOTAL: \$4,840.35**

Credits/Payments (\$0.00)

**Balance Due \$4,840.35**

**Pay This Amount: \$4,840.35**

As of 11/1/2022, per the request of Belvedere MUD and Belvedere HOA, the full amount invoiced to MUD and HOA was split 50/50 between MUD and HOA.

Belvedere MUD is paying \$3,427.15 per month for services performed at Belvedere HOA.



Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's web site is: [www.tceq.texas.gov](http://www.tceq.texas.gov)

**Remittance Information Update Effective Immediately****New Remittance Details:**

Bank Name: Parkside Financial Bank & Trust

Account Name: Sunscape Landscaping Services LLC

Account Number: 8145526

Routing Number: 081019405

Bank Address: 8112 Maryland Ave #101, St. Louis, MO 63105

**Please use the new remittance address listed below when submitting payment:**

**Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660**

Rec'd 6/30/26



Account Number  
10511046  
Invoice Date  
6/25/2026  
Invoice Number  
668789688-6  
P.O.

Service Location:  
Belvedere HOA  
17400 Flagler Dr  
Austin, TX 78738-7663  
Belvedere HOA

Bill To:  
MONTOYA & MONZINGO LLP C/O JEFF MONZINGO -  
BELVEDERE MUD #1  
P.O. BOX 2029  
PFLUGERVILLE, TX 78691

## Services Provided

| Service                                   | Price   |
|-------------------------------------------|---------|
| Rodent/Wildlife Commercial Management EOM | \$95.00 |
| Tax                                       | \$0.00  |
| Balance                                   | \$95.00 |

Rodent Management Program Provides for ongoing control of rodents in the structure and coverage includes the physical control, trapping, and removal of animals. Sealing all ac lines holes, plumbing lines holes, vents, ridge cap, eaves, soffit vents and metal joints.

Please return this portion with your payment

Remit To  
ABC Home & Commercial Services  
ATTN: AUSTIN  
9475 E Hwy 290  
Austin, TX 78724  
512-837-9500

[www.abchomeandcommercial.com/austin](http://www.abchomeandcommercial.com/austin)  
[austin@goanteater.com](mailto:austin@goanteater.com)

Account Number  
10511046

Invoice Number  
668789688-6

Amount Paid: \_\_\_\_\_ Check No.: \_\_\_\_\_

Credit Card No.: \_\_\_\_\_ CSV Code: \_\_\_\_\_

Expiration: \_\_\_\_\_

Signature: \_\_\_\_\_



VISA





**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090  
DALLAS, TX 75267  
800-375-8375

Service Address:

|RESI|MSTR BELVEDERE MUD  
VARIOUS LOCATIONS  
AUSTIN TX 78738

# Invoice

| Date            | Invoice #     |
|-----------------|---------------|
| 07/01/2026      | 9192318       |
| Customer Number | Invoice Total |
| 1-114386        | 16215.69      |
| Payment Amount  |               |

Bill To:

000016-1000



JEFF MONZINGO  
BELVEDERE MUD  
P.O. BOX 2029  
PFLUGERVILLE TX 78691

0101143863919231800016215693

Please remit payment to:

TEXAS DISPOSAL SYSTEMS, INC.  
PO BOX 674090  
DALLAS, TX 75267-4090

For proper credit please return this portion.

Service Period JULY, AUG, SEPT  
SERVICE

| DATE     | DESCRIPTION                                                                          | QUANTITY | AMOUNT | TOTAL |
|----------|--------------------------------------------------------------------------------------|----------|--------|-------|
| 07/01/26 | ** SUB ACCT: 1 - 6836 BARNES<br>8509 SPRINGDALE RIDGE DR<br>96G-RES TRASH+3BGS CURB  | 1.00     |        | 78.63 |
| 07/01/26 | 96G-RES RECY+1BNDL CURB<br>Sub-Account:<br>Total 78.63                               | 1.00     |        |       |
| 07/01/26 | ** SUB ACCT: 1 - 7595 HARGROVE<br>8100 BELLANCIA DR<br>96G-RES TRASH+3BGS CURB       | 1.00     |        | 78.63 |
| 07/01/26 | 96G-RES RECY+1BNDL CURB<br>Sub-Account:<br>Total 78.63                               | 1.00     |        |       |
| 07/01/26 | ** SUB ACCT: 1 - 8065 ATCHLEY<br>8817 BELLANCIA DR<br>96G-RES TRASH+3BGS CURB        | 1.00     |        | 78.63 |
| 07/01/26 | 96G-RES RECY+1BNDL CURB<br>Sub-Account:<br>Total 78.63                               | 1.00     |        |       |
| 07/01/26 | ** SUB ACCT: 1 - 9881 NUGENT<br>8401 LAKEWOOD RIDGE CV<br>96G-RES TRASH+3BGS CURB    | 1.00     |        | 78.63 |
| 07/01/26 | 96G-RES RECY+1BNDL CURB<br>Sub-Account:<br>Total 78.63                               | 1.00     |        |       |
| 07/01/26 | ** SUB ACCT: 1 - 13827 COLEY, JAMIE<br>8324 VERDE MESA CV<br>96G-RES TRASH+3BGS CURB | 1.00     |        | 78.63 |
| 07/01/26 | 96G-RES RECY+1BNDL CURB<br>Sub-Account:                                              | 1.00     |        |       |

| AGE    | CURRENT | 31-60 DAYS | 61-90 DAYS | 91+ DAYS | Account Balance |
|--------|---------|------------|------------|----------|-----------------|
| AMOUNT |         |            |            |          | (CONT.)         |

**TEXAS DISPOSAL SYSTEMS**

Account No.: 1-114386 3

Service  
Period:

JULY, AUG, SEPT SERVICE

Billing Name: BELVEDERE MUD

Invoice #: 9192318

**ABC Bank Statements**

**TexPool Statements**



Drawer 9  
Wolfforth, Texas 79382-0009

[www.theabcbank.com](http://www.theabcbank.com)

4560980

Belvedere Municipal Utility District  
General Funds  
PO Box 2029  
Pflugerville TX 78691

Date 6/30/26 Page 1  
Primary Account XXXXXXXXXXXX-2552

\* TAKE A MINUTE TO VERIFY YOUR CONTACT INFORMATION \*  
Login to online banking, call us toll free 888-902-2552 or stop  
by your local branch to update your contact information.

Checking Account

Account Title: Belvedere Municipal Utility District  
General Funds

|                                  |                                      |           |
|----------------------------------|--------------------------------------|-----------|
| Business Checking Public Funds   | Enclosures/Images                    | 5         |
| Account Number XXXXXXXXXXXX-2551 | Statement Dates 6/01/26 thru 6/30/26 |           |
| Previous Balance 30,012.21       | Days in the Statement Period         | 30        |
| 2 Deposits/Credits 3,211.00      | Average Ledger Balance               | 24,229.76 |
| 7 Checks/Debits 17,614.51        | Average Collected                    | 24,229.76 |
| Service Charge Amount .00        |                                      |           |
| Interest Paid .00                |                                      |           |
| Current Balance 15,608.70        |                                      |           |

Deposits and Other Credits

| Date | Description          | Amount   |
|------|----------------------|----------|
| 6/03 | PPD F746000192       | 2,712.35 |
|      | CONS PAY PT CLEARING |          |
| 6/23 | PPD F746000192       | 498.65   |
|      | CONS PAY PT CLEARING |          |

Debits

| Date | Description               | Amount  |
|------|---------------------------|---------|
| 6/15 | PPD 9864031004            | 176.93- |
|      | PAYMENT ATT               |         |
| 6/22 | CCD 2740828412            | 163.59- |
|      | ELEC_BILL Pedernales_Elec |         |
|      | 3001549599                |         |

Date 6/30/26 Page 2  
Primary Account XXXXXXXXXXXX1232

Belvedere Municipal Utility District  
General Funds  
PO Box 2029  
Pflugerville TX 78691

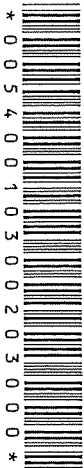
Business Checking Public Funds XXXXXXXXXXXX1232 (Continued)

|      |           |          | Checks |           |          |  |
|------|-----------|----------|--------|-----------|----------|--|
| Date | Check No. | Amount   | Date   | Check No. | Amount   |  |
| 6/23 | 1644      | 335.00   | 6/16   | 1647      | 9,825.93 |  |
| 6/16 | 1645      | 5,742.80 | 6/17   | 1648      | 322.00   |  |
| 6/23 | 1646      | 1,048.26 |        |           |          |  |

Daily Balance Information

| Date | Balance   | Date | Balance   | Date | Balance   |
|------|-----------|------|-----------|------|-----------|
| 6/01 | 30,012.21 | 6/16 | 16,978.90 | 6/23 | 15,608.70 |
| 6/03 | 32,724.56 | 6/17 | 16,656.90 |      |           |
| 6/15 | 32,547.63 | 6/22 | 16,493.31 |      |           |

End of Statement



**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Checking Account - ABC Bank, Period Ending 06/30/2026**

| Type                                  | Date       | Num  | Name                    | Clr | Amount            | Balance          |
|---------------------------------------|------------|------|-------------------------|-----|-------------------|------------------|
| <b>Beginning Balance</b>              |            |      |                         |     |                   | 30,012.21        |
| <b>Cleared Transactions</b>           |            |      |                         |     |                   |                  |
| <b>Checks and Payments - 7 items</b>  |            |      |                         |     |                   |                  |
| Check                                 | 06/09/2026 | 1647 | Sunscape Landscap...    | X   | -9,825.93         | -9,825.93        |
| Check                                 | 06/09/2026 | 1645 | TML Intergovernme...    | X   | -5,742.80         | -15,568.73       |
| Check                                 | 06/09/2026 | 1646 | Travis Central Appr...  | X   | -1,048.26         | -16,616.99       |
| Check                                 | 06/09/2026 | 1644 | A.T. Services LLC       | X   | -335.00           | -16,951.99       |
| Check                                 | 06/09/2026 | 1648 | ABC Home & Com...       | X   | -322.00           | -17,273.99       |
| Check                                 | 06/13/2026 | EFT  | AT & T                  | X   | -176.93           | -17,450.92       |
| Check                                 | 06/18/2026 | EFT  | Pedernales Electric ... | X   | -163.59           | -17,614.51       |
| Total Checks and Payments             |            |      |                         |     | -17,614.51        | -17,614.51       |
| <b>Deposits and Credits - 2 items</b> |            |      |                         |     |                   |                  |
| Deposit                               | 06/03/2026 |      |                         | X   | 2,712.35          | 2,712.35         |
| Deposit                               | 06/23/2026 |      |                         | X   | 498.65            | 3,211.00         |
| Total Deposits and Credits            |            |      |                         |     | 3,211.00          | 3,211.00         |
| Total Cleared Transactions            |            |      |                         |     | -14,403.51        | -14,403.51       |
| Cleared Balance                       |            |      |                         |     | -14,403.51        | 15,608.70        |
| <b>Uncleared Transactions</b>         |            |      |                         |     |                   |                  |
| <b>Checks and Payments - 1 item</b>   |            |      |                         |     |                   |                  |
| Check                                 | 07/18/2025 | 1593 | Belvedere HOA           |     | -1,678.00         | -1,678.00        |
| Total Checks and Payments             |            |      |                         |     | -1,678.00         | -1,678.00        |
| Total Uncleared Transactions          |            |      |                         |     | -1,678.00         | -1,678.00        |
| Register Balance as of 06/30/2026     |            |      |                         |     | -16,081.51        | 13,930.70        |
| <b>New Transactions</b>               |            |      |                         |     |                   |                  |
| <b>Checks and Payments - 2 items</b>  |            |      |                         |     |                   |                  |
| Check                                 | 07/14/2026 | EFT  | AT & T                  |     | -176.93           | -176.93          |
| Check                                 | 07/18/2026 | EFT  | Pedernales Electric ... |     | -171.23           | -348.16          |
| Total Checks and Payments             |            |      |                         |     | -348.16           | -348.16          |
| Total New Transactions                |            |      |                         |     | -348.16           | -348.16          |
| <b>Ending Balance</b>                 |            |      |                         |     | <b>-16,429.67</b> | <b>13,582.54</b> |



Drawer 9  
Wolfforth, Texas 79382-0009

[www.theabcbank.com](http://www.theabcbank.com)

4560315

Belvedere Municipal Utility District  
Operating Money Market  
PO Box 2029  
Pflugerville TX 78691

Date 6/30/26 Page 1  
Primary Account XXXXXXXXXXXXX50091

\* TAKE A MINUTE TO VERIFY YOUR CONTACT INFORMATION \*  
Login to online banking, call us toll free 888-902-2552 or stop  
by your local branch to update your contact information.

### Checking Account

Account Title: Belvedere Municipal Utility District  
Operating Money Market

|                          |              |                                |                      |
|--------------------------|--------------|--------------------------------|----------------------|
| Money Market Public Fund |              | Enclosures/Images              | 0                    |
| Account Number           | XXXXXXXXXXXX | Statement Dates                | 6/01/26 thru 6/30/26 |
| Previous Balance         | 285,743.36   | Days in the Statement Period   | 30                   |
| Deposits/Credits         | .00          | Average Ledger Balance         | 285,743.36           |
| Checks/Debits            | .00          | Average Collected              | 285,743.36           |
| Service Charge Amount    | .00          | Interest Earned                | 704.57               |
| Interest Paid            | 704.57       | Annual Percentage Yield Earned | 3.04%                |
| Current Balance          | 286,447.93   | 2026 Interest Paid             | 2,656.87             |

### Deposits and Other Credits

| Date | Description      | Amount |
|------|------------------|--------|
| 6/30 | Interest Deposit | 704.57 |

### Daily Balance Information

| Date | Balance    | Date | Balance    |
|------|------------|------|------------|
| 6/01 | 285,743.36 | 6/30 | 286,447.93 |

### INTEREST RATE SUMMARY

| Date | Rate      |
|------|-----------|
| 5/31 | 3.000000% |

End Of Statement

**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Money Market - ABC Bank, Period Ending 06/30/2026**

| Type                              | Date       | Num | Name | Clr | Amount | Balance    |
|-----------------------------------|------------|-----|------|-----|--------|------------|
| Beginning Balance                 |            |     |      |     |        | 285,743.36 |
| Cleared Transactions              |            |     |      |     |        |            |
| Deposits and Credits - 1 item     |            |     |      |     |        |            |
| Deposit                           | 06/30/2026 |     |      | X   | 704.57 | 704.57     |
| Total Deposits and Credits        |            |     |      |     | 704.57 | 704.57     |
| Total Cleared Transactions        |            |     |      |     | 704.57 | 704.57     |
| Cleared Balance                   |            |     |      |     | 704.57 | 286,447.93 |
| Register Balance as of 06/30/2026 |            |     |      |     | 704.57 | 286,447.93 |
| Ending Balance                    |            |     |      |     | 704.57 | 286,447.93 |

W

TexPool Participant Services  
1001 Texas Avenue, Suite 1150  
Houston, TX 77002



TEXAS TRUST  
TEXAS TREASURY SAFEKEEPING TRUST COMPANY  
COMPTROLLER GLENN HEGAR, CHAIRMAN

## Participant Statement

BELVEDERE MUD  
GENERAL FUND  
ATTN JEFF MONZINGO  
PO BOX 2029  
PFLUGERVILLE TX 78691-2029

Statement Period 06/01/2026 - 06/30/2026

Page 1 of 2

Customer Service 1-866-TEX-POOL  
Location ID [REDACTED]  
Investor ID [REDACTED]

## TexPool Update

A redesigned, personalized, and dynamic participant experience is here! Log in to your TexConnect account to learn more!

## TexPool Summary

| Pool Name                              | Beginning Balance | Total Deposits | Total Withdrawals | Total Interest | Current Balance | Average Balance |
|----------------------------------------|-------------------|----------------|-------------------|----------------|-----------------|-----------------|
| Texas Local Government Investment Pool | \$316,849.96      | \$0.00         | \$0.00            | \$949.77       | \$317,799.73    | \$316,881.62    |
| Total Dollar Value                     | \$316,849.96      | \$0.00         | \$0.00            | \$949.77       | \$317,799.73    |                 |

## Portfolio Value

| Pool Name                              | Pool/Account | Market Value (06/01/2026) | Share Price (06/30/2026) | Shares Owned (06/30/2026) | Market Value (06/30/2026) |
|----------------------------------------|--------------|---------------------------|--------------------------|---------------------------|---------------------------|
| Texas Local Government Investment Pool | [REDACTED]   | \$316,849.96              | \$1.00                   | 317,799.730               | \$317,799.73              |
| Total Dollar Value                     |              | \$316,849.96              |                          |                           | \$317,799.73              |

## Interest Summary

| Pool Name                              | Pool/Account | Month-to-Date Interest | Year-to-Date Interest |
|----------------------------------------|--------------|------------------------|-----------------------|
| Texas Local Government Investment Pool | [REDACTED]   | \$949.77               | \$5,715.44            |
| Total                                  |              | \$949.77               | \$5,715.44            |



Statement Period 06/01/2026 - 06/30/2026

Page 2 of 2

## Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: 4401700000000002

| Transaction Date               | Settlement Date | Transaction Description | Transaction Dollar Amount | Share Price | Shares This Transaction | Shares Owned |
|--------------------------------|-----------------|-------------------------|---------------------------|-------------|-------------------------|--------------|
| 06/01/2026                     | 06/01/2026      | BEGINNING BALANCE       | \$316,849.96              | \$1.00      |                         | 316,849.960  |
| 06/30/2026                     | 06/30/2026      | MONTHLY POSTING         | \$949.77                  | \$1.00      | 949.770                 | 317,799.730  |
| Account Value as of 06/30/2026 |                 |                         | \$317,799.73              | \$1.00      |                         | 317,799.730  |

**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
TexPool, Period Ending 06/30/2026

| Type                              | Date       | Num | Name | Clr | Amount | Balance    |
|-----------------------------------|------------|-----|------|-----|--------|------------|
| Beginning Balance                 |            |     |      |     |        | 316,849.96 |
| Cleared Transactions              |            |     |      |     |        |            |
| Deposits and Credits - 1 item     |            |     |      |     |        |            |
| Deposit                           | 06/30/2026 |     |      | X   | 949.77 | 949.77     |
| Total Deposits and Credits        |            |     |      |     | 949.77 | 949.77     |
| Total Cleared Transactions        |            |     |      |     | 949.77 | 949.77     |
| Cleared Balance                   |            |     |      |     | 949.77 | 317,799.73 |
| Register Balance as of 06/30/2026 |            |     |      |     | 949.77 | 317,799.73 |
| Ending Balance                    |            |     |      |     | 949.77 | 317,799.73 |



Drawer 9  
Wolfforth, Texas 79382-0009

[www.theabcbank.com](http://www.theabcbank.com)

4560313

Belvedere Municipal Utility District  
Debt Services  
PO Box 2029  
Pflugerville TX 78691

Date 6/30/26 Page 1  
Primary Account XXXXXXXXXXXX ~~1278~~

\* TAKE A MINUTE TO VERIFY YOUR CONTACT INFORMATION \*  
Login to online banking, call us toll free 888-902-2552 or stop  
by your local branch to update your contact information.

### Checking Account

Account Title: Belvedere Municipal Utility District  
Debt Services

|                          |                              |                                |                      |
|--------------------------|------------------------------|--------------------------------|----------------------|
| Money Market Public Fund |                              | Enclosures/Images              | 0                    |
| Account Number           | XXXXXXXXXXXX <del>1278</del> | Statement Dates                | 6/01/26 thru 6/30/26 |
| Previous Balance         | 470,707.90                   | Days in the Statement Period   | 30                   |
| Deposits/Credits         | .00                          | Average Ledger Balance         | 470,707.90           |
| Checks/Debits            | .00                          | Average Collected              | 470,707.90           |
| Service Charge Amount    | .00                          | Interest Earned                | 1,160.65             |
| Interest Paid            | 1,160.65                     | Annual Percentage Yield Earned | 3.04%                |
| Current Balance          | 471,868.55                   | 2026 Interest Paid             | 4,994.58             |

### Deposits and Other Credits

| Date | Description      | Amount   |
|------|------------------|----------|
| 6/30 | Interest Deposit | 1,160.65 |

### Daily Balance Information

| Date | Balance    | Date | Balance    |
|------|------------|------|------------|
| 6/01 | 470,707.90 | 6/30 | 471,868.55 |

### INTEREST RATE SUMMARY

| Date | Rate      |
|------|-----------|
| 5/31 | 3.000000% |

End Of Statement

**Belvedere MUD-Debt Service Fund**  
**Reconciliation Detail**  
MUD Debt Service Fund, Period Ending 06/30/2026

| Type                              | Date       | Num | Name | Clr | Amount   | Balance      |
|-----------------------------------|------------|-----|------|-----|----------|--------------|
| Beginning Balance                 |            |     |      |     |          | 470,707.90   |
| Cleared Transactions              |            |     |      |     |          |              |
| Deposits and Credits - 1 item     |            |     |      |     |          |              |
| Deposit                           | 06/30/2026 |     |      | X   | 1,160.65 | 1,160.65     |
| Total Deposits and Credits        |            |     |      |     | 1,160.65 | 1,160.65     |
| Total Cleared Transactions        |            |     |      |     | 1,160.65 | 1,160.65     |
| Cleared Balance                   |            |     |      |     | 1,160.65 | 471,868.55   |
| Register Balance as of 06/30/2026 |            |     |      |     | 1,160.65 | 471,868.55   |
| Ending Balance                    |            |     |      |     | 1,160.65 | 471,868.55 ✓ |

TexPool Participant Services  
1001 Texas Avenue, Suite 1150  
Houston, TX 77002



TEXAS TRUST  
TEXAS TREASURY SAFEKEEPING TRUST COMPANY  
COMPTROLLER GLENN HEGAR, CHAIRMAN

## Participant Statement

BELVEDERE MUD  
DEBT SERVICE FUND  
ATTN JEFF MONZINGO  
PO BOX 2029  
PFLUGERVILLE TX 78691-2029

Statement Period 06/01/2026 - 06/30/2026

Page 1 of 2

Customer Service 1-866-TEX-POOL  
Location ID [REDACTED]  
Investor ID [REDACTED]

### TexPool Update

A redesigned, personalized, and dynamic participant experience is here! Log in to your TexConnect account to learn more!

### TexPool Summary

| Pool Name                              | Beginning Balance | Total Deposits | Total Withdrawals | Total Interest | Current Balance | Average Balance |
|----------------------------------------|-------------------|----------------|-------------------|----------------|-----------------|-----------------|
| Texas Local Government Investment Pool | \$208,189.30      | \$0.00         | \$0.00            | \$624.00       | \$208,813.30    | \$208,210.10    |
| Total Dollar Value                     | \$208,189.30      | \$0.00         | \$0.00            | \$624.00       | \$208,813.30    |                 |

### Portfolio Value

| Pool Name                              | Pool/Account | Market Value (06/01/2026) | Share Price (06/30/2026) | Shares Owned (06/30/2026) | Market Value (06/30/2026) |
|----------------------------------------|--------------|---------------------------|--------------------------|---------------------------|---------------------------|
| Texas Local Government Investment Pool | [REDACTED]   | \$208,189.30              | \$1.00                   | 208,813.300               | \$208,813.30              |
| Total Dollar Value                     |              | \$208,189.30              |                          |                           | \$208,813.30              |

### Interest Summary

| Pool Name                              | Pool/Account | Month-to-Date Interest | Year-to-Date Interest |
|----------------------------------------|--------------|------------------------|-----------------------|
| Texas Local Government Investment Pool | [REDACTED]   | \$624.00               | \$3,755.36            |
| Total                                  |              | \$624.00               | \$3,755.36            |



Statement Period 06/01/2026 - 06/30/2026

Page 2 of 2

## Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account: 41017000500001

| Transaction Date               | Settlement Date | Transaction Description | Transaction Dollar Amount | Share Price | Shares This Transaction | Shares Owned |
|--------------------------------|-----------------|-------------------------|---------------------------|-------------|-------------------------|--------------|
| 06/01/2026                     | 06/01/2026      | BEGINNING BALANCE       | \$208,189.30              | \$1.00      |                         | 208,189.300  |
| 06/30/2026                     | 06/30/2026      | MONTHLY POSTING         | \$624.00                  | \$1.00      | 624.000                 | 208,813.300  |
| Account Value as of 06/30/2026 |                 |                         | \$208,813.30              | \$1.00      |                         | 208,813.300  |

**Belvedere MUD-Debt Service Fund**  
**Reconciliation Detail**  
 TexPool, Period Ending 06/30/2026

| Type                              | Date       | Num | Name | Clr | Amount | Balance    |
|-----------------------------------|------------|-----|------|-----|--------|------------|
| Beginning Balance                 |            |     |      |     |        | 208,189.30 |
| Cleared Transactions              |            |     |      |     |        |            |
| Deposits and Credits - 1 item     |            |     |      |     |        |            |
| Deposit                           | 06/30/2026 |     |      | X   | 624.00 | 624.00     |
| Total Deposits and Credits        |            |     |      |     | 624.00 | 624.00     |
| Total Cleared Transactions        |            |     |      |     | 624.00 | 624.00     |
| Cleared Balance                   |            |     |      |     | 624.00 | 208,813.30 |
| Register Balance as of 06/30/2026 |            |     |      |     | 624.00 | 208,813.30 |
| Ending Balance                    |            |     |      |     | 624.00 | 208,813.30 |

## Agenda Item No. 11

Discuss, consider, and take action regarding regulation, improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:

- a. Report from the District's Engineer;
- b. Drainage facilities;
- c. Trail maintenance.



912 S Capital of Texas Highway, Suite 300  
Austin, Texas 78746  
Tel: 512.441.9493  
[www.quiddity.com](http://www.quiddity.com)

August 5, 2026

Board of Directors  
Belvedere Municipal Utility District  
c/o Lloyd Gosselink Rochelle & Townsend, P.C.  
816 Congress Ave., Suite 1900  
Austin, TX 78701

Re: Monthly Status Report  
Belvedere MUD Regular Board Meeting of August 5, 2026

Dear Directors:

The following is a summary that describes some of our activities since the last meeting:

- 1) **Drainage Facilities** – No additional updates since the last meeting.
- 2) **Trail Facilities Maintenance** – We coordinated with Sunscapes regarding the maintenance frequency and the activities included in their service agreement. Sunscapes confirmed that they plan to clean the culverts during the week of July 27 and apply additional decomposed granite to the eroded areas of the trail on August 7. They will also provide before and after photos of the completed work, which we will share with the Board.

Should you have any questions or need additional information, please notify us.

Sincerely,

Jordan D. Carrasco, P.E.

JDC

[https://us-partner-integrations.egnyte.com/msoffice/wopi/files/40fefa3-0325-452b-b74b-ccf69b115056/WOPIServiceld\\_TP\\_EGNYTE\\_PLUS/WOPIDUserId\\_345.quiddity.egnyte.com/Status Report for Belvedere 20260805.docx](https://us-partner-integrations.egnyte.com/msoffice/wopi/files/40fefa3-0325-452b-b74b-ccf69b115056/WOPIServiceld_TP_EGNYTE_PLUS/WOPIDUserId_345.quiddity.egnyte.com/Status%20Report%20for%20Belvedere%2020260805.docx)

## Agenda Item No. 12

Discuss, consider, and take action regarding the Landscaping Services Agreement between the District and Sunscape Landscaping, LLC.

**LANDSCAPING AGREEMENT  
BETWEEN SUNSCAPE LANDSCAPING, LLC  
AND BELVEDERE MUNICIPAL UTILITY DISTRICT**

a. **Biweekly Trail Maintenance:** The following MUD Services shall be performed biweekly (26 times per calendar year):

- i. Vegetation Management – clear encroaching vegetation (e.g., brush, low-hanging branches, thorns) from the trail corridor to maintain a minimum clear width of 4 feet and overhead clearance of 8 feet.
- ii. Litter/Debris Removal –remove litter, fallen branches, and other debris from the trail surface and immediate vicinity. This includes removing trash and litter from trail areas during each visit, and removing litter/debris from the Premises (which does not include emptying trash cans along the trails).
- iii. Animal Waste Removal – remove animal waste from trails and immediate vicinity during each visit, and remove waste from the Premises.
- iv. Culvert Maintenance – remove debris and sediment from culverts.
- v. Signage/Markings – report damaged or obscured trail signage. Ensure trail markers are visible.
- vi. Bridge/Boardwalk Inspection – conduct visual inspections of any trail bridges, boardwalks, or other structures for damage or safety concerns, and report findings immediately.
- vii. Hazard Identification – identify and report any hazards such as leaning trees, unstable slopes, or significant washouts. Areas identified as “pain point areas” on the Site Map require particular attention for potential hazards or recurring issues.
- viii. Fire Ant Control – provide targeted treatment of fire ant mounds identified within the trail surfaces.
- ix. Clean-up of Equipment on Trails – clean benches, swings, and exercise equipment along trails, as well as the playscape equipment and benches adjacent thereto.

b. **Quarterly Trail Maintenance:** The following MUD Services shall be performed at least once per calendar quarter (4 times per calendar year), with additional as-needed visits after significant weather events:

- i. Surface Maintenance – address minor erosion, ruts, and depressions, and maintain proper drainage. For unpaved trails, ensure a smooth, traversable surface. Maintenance shall include:
  1. Rake/scrape and manicure the decomposed granite;
  2. Correct, repair, and compact eroded rills and gullies following concentrated storm runoff crossing the decomposed granite trails;
  3. Provide additional compacted decomposed granite, as needed, to replace lost material and establish a smooth, consistent compacted trail surface; and
  4. Replace stones that become dislodged from the trail borders.
- ii. Maintenance of Trail Assets – properly inspect all trail equipment, benches, and trash containers (“***Trail Assets***”). Repair and/or paint as necessary to ensure the Trail Assets are in good condition from both a safety and

appearance perspective. Follow up on any concerns registered by residents that are forwarded to the Belvedere Homeowners Association's Community Manager.

- c. **Biannual Equipment Cleanup Services**: Sunscape shall clean benches, swings, and exercise equipment along the trails, as well as any playscape equipment and benches adjacent thereto every six (6) months.
3. **Joint Services**: Sunscape shall provide the Joint Services as described herein, including all labor, materials, supplies, and equipment to provide the Joint Services, according to the specifications attached hereto as **Exhibit B** ("*Service Specifications*").
  - a. **Mowing**: Sunscape shall provide mowing services within the Premises at the following frequencies.
    - i. Weekly Mowing – Sunscape shall mow the Green Area weekly between March – October (35 visits) and biweekly between November – February (8 visits), for a total of 42 visits per calendar year.
    - ii. Bi-Monthly Mowing – Sunscape shall mow the Red Area bimonthly for a total of 26 visits per calendar year.
    - iii. Other Mowing – Sunscape shall mow the areas Yellow Area for a total of 6 visits per calendar year.
  - b. **Flower Bed Maintenance**: Sunscape shall provide flower bed maintenance services within the Premises 19 times per calendar year according to the Service Specifications and may maintain the "Focal Areas" shown on the Site Map more frequently. A map and/or list of flower beds shall be provided by the HOA.
  - c. **Turf and Bed Fertilization**: Sunscape shall provide apply fertilizers to turf areas and flower beds on a seasonal basis according to the Service Specifications. These areas shall include the Green Area and any other areas specified by the HOA.
  - d. **Mulch Installation**: Sunscape shall apply and maintain mulch within all flower beds and tree wells in the Premises in March and October of each year according to the Service Specifications.
  - e. **New Plant/Flower Planning, Installation and Maintenance**: Sunscape shall coordinate with the HOA for flower planning two (2) times per calendar year (typically in late Winter to prepare for Spring planting and late Summer for Fall planting) for the "Focal Areas" shown on the Site Map. All plants shall be mutually agreed upon by Sunscape and the HOA and installed in accordance with the approved plan. Sunscape shall apply insecticides and fungicides to flowers as needed.
  - f. **Irrigation System Management**: Sunscape shall perform irrigation walk-throughs once per month in March through October for a total of 8 walk-throughs per calendar year, and provide 24-hour emergency services for mainline breaks.

Specific “control locations,” “irrigation shut off” points, and “water electric connector” locations are identified on an irrigation site map to be provided by the HOA and should be noted by Sunscape.

4. **Compensation for the MUD Services and Joint Services:** Sunscape shall bill the District \$4,840.35 per month during the term of this Agreement. This monthly payment is based on an estimated total cost of \$58,084.28 if the Services were performed for one calendar year based on the rates attached hereto as **Exhibit C**. The District’s share of the Joint Services costs is shown in **Exhibit C** and Sunscape shall bill the HOA separately for the HOA’s share of the Joint Services costs.
5. **Optional Services:** The District may request in writing for Sunscape to perform additional maintenance or minor repair items to landscaping, trails, or other facilities within the Premises (“**Optional Services**”). Sunscape shall bill the District on a monthly basis for any Optional Services performed.
6. **Billing:** Sunscape shall invoice the District on a monthly basis for the Services and Optional Services, and the District shall provide payment within forty five (45) days of receipt of an invoice. Sunscape shall submit invoices to the following address:

Belvedere Municipal Utility District  
c/o Jeff Monzingo  
Montoya & Monzingo LLP  
P.O. Box 2029  
Pflugerville, Texas 78691

The billing schedule for the Services will occur according to the schedule provided in **Exhibit C**, and the Operational Services will be billed separately.

7. **Safety Standards and Legal Requirements:** Sunscape shall at all times ensure that industry accepted safety standards and practices are followed while performing the Services and Optional Services, minimizing disruption and risk to property owners and the public. Sunscape shall at all times comply with all ordinances, laws, regulations, and other legal requirements and obligations of the applicable jurisdiction while performing the Services and Optional Services. Sunscape’s vehicles, trailers, and other equipment must be parked in a safe manner and may not impact neighborhood traffic. Security access (e.g., fobs and security codes) shall only be provided to and shared amongst Sunscape’s staff that require access.
8. **Equipment:** Sunscape shall provide all necessary, well-maintained, and safe equipment to perform the Services, including “equipment clean-up” as part of the Services. Equipment should be appropriate for the tasks and to minimize environmental impact and fire and other safety risks where possible.
9. **Personnel:** Any Sunscape personnel performing the Services shall be trained, experienced, and uniformed (if applicable), and professional. Sunscape must ensure appropriate supervision of the Services at all times.

10. **Scheduling**: Sunscape shall follow the schedule for Services provided herein and any deviations from the schedule shall be approved in advance by the HOA. All work must be performed during the work week (Monday through Friday) unless prior authorization is provided for weekend work by the HOA due to unique circumstances.
11. **Reporting**: Sunscape shall provide periodic reports detailed Services performed, observations, and recommendations.
12. **Communication**: Sunscape shall provide open and timely communication with the District and HOA's representatives regarding scheduling, issues, or emergencies.
13. **Environmental Responsibility**: Sunscape shall minimize the use of harmful chemicals and promote sustainable land management in providing the Services.
14. **Board Meetings**: Sunscape shall make a representative available to attend District Board meetings to provide a report at the request of the District.
15. **Term**: This Agreement shall have a term ending on December 31, 2026. The Agreement shall automatically renew for subsequent one (1) year terms according to the terms and conditions provided herein unless a Party provides the other Party with written notice of non-renewal at least sixty (60) days prior to the end of the then-current term. The District may elect to terminate this Agreement with Sunscape at any time during the term of this Agreement with at least sixty (60) days prior written notice. Sunscape shall notify the District of any change in its rates for the upcoming term at least sixty (60) days prior to the end of the then-current term.
16. **Independent Contractor**: The Parties acknowledge that (i) the relationship between the District and Sunscape is that of an independent contractor and client, and (ii) Sunscape alone has exclusive control and supervision of its staff, employees, and subcontractors. Nothing in this Agreement shall be construed to mean that Sunscape or any of its staff, employees, or subcontractors are agents, employees, or representatives of the District.
17. **Liability and Insurance**: Sunscape shall at all times be solely responsible for and liable for any damage caused by Sunscape, its staff, employees, or subcontractors to any of the District's equipment, property, or fixtures. Sunscape shall be solely responsible for making all repairs and/or replacements to substantially similar condition as existed before the damage for any such damage without cost to the District. Sunscape shall at all times maintain liability insurance coverage to cover any claims for injuries to persons or damages to property which may arise in connection with the performance of the Services by Sunscape, its staff, employees, and subcontractors. Coverage shall be in an amount of not less than (i) \$1,000,000 for Commercial General Liability, and (ii) \$1,000,000 for Automobile Liability. Sunscape shall also provide workers compensation insurance for its staff, employees, and subcontractors in compliance with state requirements. Sunscape shall provide proof of liability insurance and workers compensation insurance and any other certificates or documents reflecting that Sunscape is in full compliance with all legal requirements and obligations for companies providing the Services.

18. **Indemnity:** Sunscape agrees to indemnify and hold harmless the District, its officers, agents, representatives, and employees for and against any and all suits, actions, legal proceedings, claims, demands, damages, costs, expenses, and attorney's fees arising out of Sunscape's willful or negligent act or omission under this Agreement, including by Sunscape's officers, agents, representatives, or employees.
19. **Notices:** The Parties will provide all notices and other communications under this Agreement to the other Parties in writing by United States registered mail, return receipt requested, postage prepaid and addressed as follows:

**The District:**

Belvedere Municipal Utility District  
Attn: Board President  
c/o David J. Klein, General Counsel  
Lloyd Gosselink Rochelle & Townsend, P.C.  
816 Congress Avenue, Suite 1900  
Austin, Texas 78701  
[dklein@lglawfirm.com](mailto:dklein@lglawfirm.com)

**Sunscape:**

HSRB03, LLC  
Attn: Tyler Lambourne  
P.O. Box 161686  
Austin, Texas 78716

Any Party may change its address or contact person by giving written notice to the other Party.

20. **No Third Party Beneficiaries:** Nothing expressed or implied in this Agreement is intended, nor shall be construed, to confer upon or give any individual or entity other than the Parties hereto and their respective successors and assigns any rights or remedies under or by reason of this Agreement.
21. **Entire Agreement:** This Agreement constitutes the full and entire understanding and agreement between the Parties regarding the subject matter hereof and thereof and supersedes and cancels all prior agreements, negotiations, correspondence, undertakings, and communications of the Parties, oral or written, with respect to such subject matter. In the event a provision of this Agreement is held to be invalid, illegal, or unenforceable, this Agreement will be construed as if the invalid, illegal, or unenforceable provision is absent from the Agreement. All other terms of this Agreement will continue in full force and effect.
22. **Governing Law and Venue:** This Agreement is governed by the laws of the State of Texas. All obligations of the Parties under this Agreement are performable in Travis County, Texas and exclusive jurisdiction for claims arising from this Agreement will lie with the courts of Travis County, Texas.

23. **Waivers:** All waivers of a breach of a Party's obligation under this Agreement must be in writing to be effective. Any Party's failure to complain of a breach by another Party will not constitute a waiver of any current or future breach of the obligation.
24. **Authority and Representations:** Each Party executing this Agreement warrants and represents that the individual executing this Agreement on its behalf has the authority and power to execute this Agreement for the entity on behalf of which he or she executes this Agreement.
25. **Multiple Counterparts:** This Agreement may be executed in multiple counterparts, each of which shall be, for all purposes, deemed to be an original, and all such counterparts shall constitute and be one and the same instrument.

*[Remainder of page intentionally blank]*

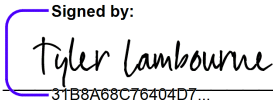
**IN WITNESS WHEREOF**, the Parties have executed this Agreement on the dates set forth below:

**BELVEDERE MUNICIPAL UTILITY  
DISTRICT**

By:  Signed by:  
5969D20B63E44B1...  
Jim Koerner  
President, Board of Directors

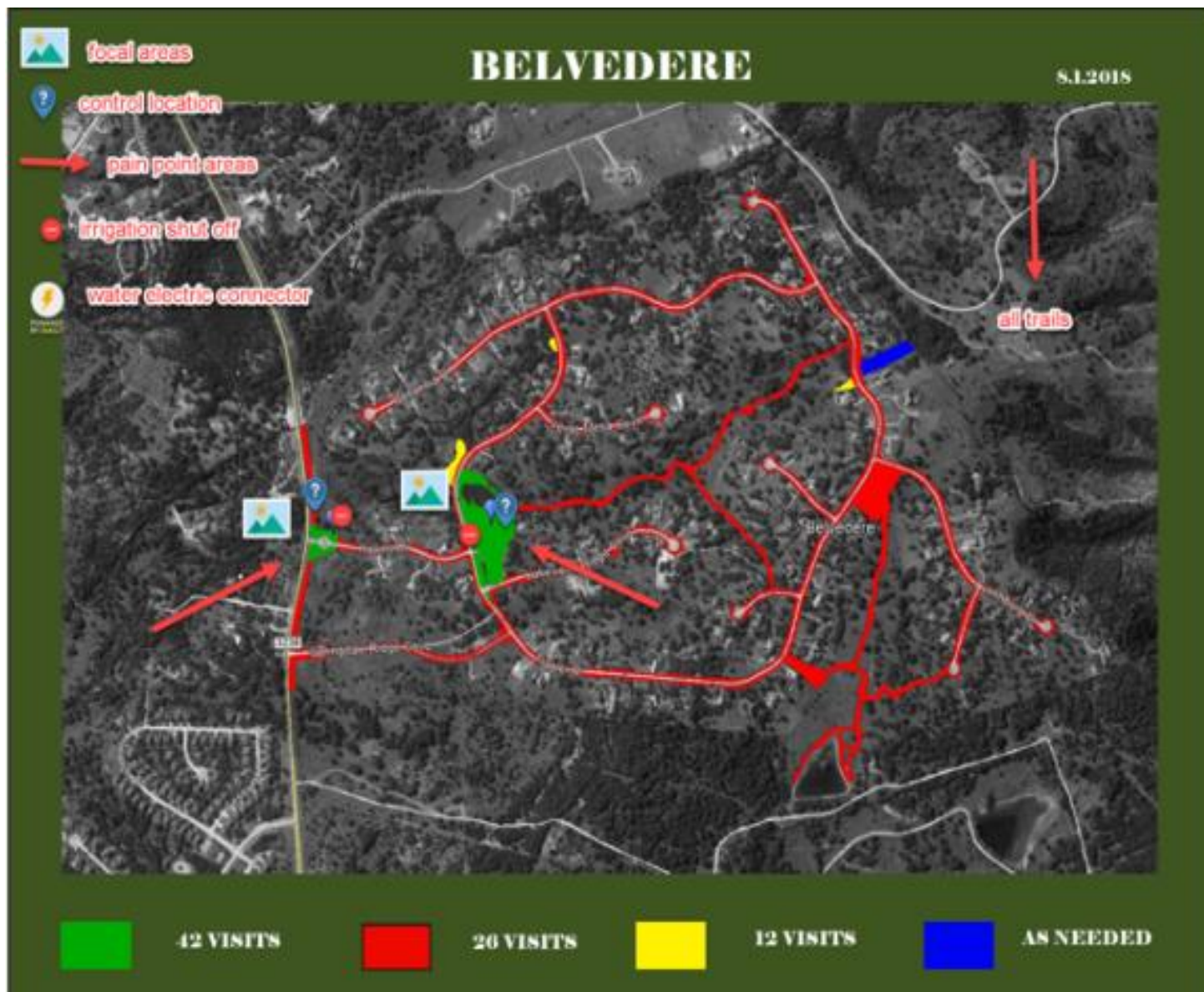
Date: 2/4/2026

**HSRB03, LLC**

Signed by:  
By:   
31B8A68C76404D7...  
Name: Tyler Lambourne  
Title: Account Manager  
Date: 2/10/2026

## EXHIBIT A

### Site Map





**EXHIBIT B****Compensation for the Services**

| <b>2026 CONTRACT SUMMARY</b>                                                      |               |                  |                    |                  |                    |
|-----------------------------------------------------------------------------------|---------------|------------------|--------------------|------------------|--------------------|
| <b>INCLUDED SERVICES</b>                                                          | <b>OCCURS</b> | <b>COST EACH</b> | <b>EXT COST</b>    | <b>SALES TAX</b> | <b>TOTAL COST</b>  |
| WEEKLY MOWING                                                                     | 42            | \$271.66         | \$11,409.72        | \$0.00           | \$11,409.72        |
| BI-MONTHLY MOWING-<br>ROADWAYS, HAMILTON POOL<br>ROAD, PARK AREAS                 | 26            | \$387.82         | \$10,083.32        | \$0.00           | \$10,083.32        |
| FLOWER BED MAINTENANCE                                                            | 19            | \$217.33         | \$4,129.27         | \$0.00           | \$4,129.27         |
| TRAIL MAINTENANCE-MOWING,<br>LITTER AND WASTE REMOVAL,<br>TRAIL ASSET INSPECTIONS | 26            | \$311.00         | \$8,086.00         | \$0.00           | \$8,086.00         |
| TRAIL MAINTENANCE, SURFACE<br>MAINTENANCE, RAKING AND<br>SCRAPING OF DG           | 4             | \$2,218.12       | \$8,872.48         | \$0.00           | \$8,872.48         |
| DECOMPOSED GRANITE -<br>MATERIALS INCLUDED                                        | 4             | \$926.20         | \$3,704.80         | \$0.00           | \$3,704.80         |
| EQUIPMENT CLEAN-UP                                                                | 2             | \$210.11         | \$420.22           | \$0.00           | \$420.22           |
| WINTER TURF PRE-EMERGENT                                                          | 1             | \$163.20         | \$163.20           | \$0.00           | \$163.20           |
| SPRING TURF FERTILIZER                                                            | 1             | \$189.53         | \$189.53           | \$0.00           | \$189.53           |
| SUMMER TURF FERTILIZER                                                            | 1             | \$163.21         | \$163.21           | \$0.00           | \$163.21           |
| FALL TURF FERTILIZER                                                              | 1             | \$194.79         | \$194.79           | \$0.00           | \$194.79           |
| SPRING BED FERTILIZER                                                             | 2             | \$111.90         | \$223.80           | \$0.00           | \$223.80           |
| FALL BED PRE-EMERGENT AND<br>FERTILIZER                                           | 2             | \$136.39         | \$272.78           | \$0.00           | \$272.78           |
| MULCH INSTALLATION                                                                | 2             | \$3,839.40       | \$7,678.80         | \$0.00           | \$7,678.80         |
| ANNUAL COLOR INSTALLATION                                                         | 2             | \$376.86         | \$753.72           | \$0.00           | \$753.72           |
| OTHER MOWING - THREE<br>ADDITIONAL LOT AREAS                                      | 6             | \$25.52          | \$153.12           | \$0.00           | \$153.12           |
| MONTHLY IRRIGATION<br>WALKTHROUGH                                                 | 8             | \$198.19         | \$1,585.52         | \$0.00           | \$1,585.52         |
| <b>TOTAL:</b>                                                                     |               |                  | <b>\$58,084.28</b> | <b>\$0.00</b>    | <b>\$58,084.28</b> |

## **EXHIBIT C**

### **Service Specifications**

#### **Mowing**

1. Mow at a consistent height suitable for turf health (typically 2.5-3.5 inches), making seasonal adjustments to cutting height for optimal turf health.
2. All turf shall be cut uniformly, cleanly, and without scalping.
3. Vary mowing patterns to minimize damage and compaction.
4. Perform regular blade maintenance.
5. Trimming/edging around buildings, fences, trees, signposts, curbs, sidewalks, and flower beds.
6. Maintain tree canopies to ensure required clearances of 8-14 feet for walkways, roadways, and parking areas.
7. Blow grass clippings off all paved surfaces (e.g., sidewalks, driveways, parking lots) immediately after mowing.
8. Removal of litter and debris from turf areas before mowing.
9. Proper disposal of blowing of clippings.
10. Reporting any significant issues (e.g. dead spots, pest infestation, irrigation leaks) observed during services.

#### **Flower Bed Maintenance**

1. Weeding – hand pulling of weeds or appropriate herbicide application (with prior approval) to keep all flower beds weed-free.
2. Edging – maintain crisp, clean edges along all hardscaped areas, sidewalks, curbs, bed-edges, and tree wells.
3. Pruning/Trimming – light pruning and deadheading of flowering plants to promote health and bloom. Trimming of shrubs and other ornamental plants to maintain shape and size.
4. Trim trees to maintain a seven-foot clearance from the ground over all walkways/sidewalks within maintenance areas.
5. Cut back perennial and grassy plant material at the appropriate times of the year (typically January, February, March).
6. Remove dead plants from flower beds.
7. Pest/Disease Control – identification and reporting of pest or disease issues. Application of treatments only with prior authorization.
8. Debris Removal – removal of all leaves, fallen branches, and other organic debris from flower beds.

#### **Turf and Bed Fertilization**

1. PHC - Winter Turf Application (Pre, Post, Fert) - applied around March 15th (plus or minus 30 days), depending on soil conditions. This is a combination of liquid fertilizer (quick release) and a blanket application of pre- and post-emergent herbicide targeting existing broadleaf weeds and preventing grassy and broadleaf weeds from germinating.

2. PHC - Spring Turf Application (Post, Fert, Ant) -- applied in the beginning of May, depending on rainfall and temperature. This is a combination of nitrogen-dense granular fertilizer (slow and fast release nutrients), spot treatment with a selective post-emergent herbicide targeting broadleaf weeds, and a blanket ant treatment.
3. PHC - Summer Turf Application (Grassy Post, Fert) -- applied in the early summer months, typically around mid-June and approximately six weeks after Plant Health Care - Spring' - this is a granular application with quick- and slow-release nutrients. A broad spectrum and slow-acting herbicide will be applied as a spot treatment targeting broadleaf and grassy weeds.
4. Plant Health Care (PHC) - Fall Turf Application (Pre, Post, Fert): Applied in late September. This is a combination of balanced quick-release fertilizer to winterize turf and a blanket application of pre- and post-emergent herbicide targeting existing and emerging broadleaf weeds.
5. Spring Bed Fertilizer (May 15 - June 15) - a well-balanced (14, 14, 14) fertilizer application when roots are actively growing.
6. Fall Bed Pre-Emergent and Fertilizer (Oct 15 - Nov 15) - a well-balanced (14, 14, 14) fertilizer application combined with a blanket application of pre-emergent herbicide to prevent germination of cool season broadleaf and grassy weeds.

#### Mulch Installation

1. Application of dyed mulch at a rate of 1080 bags per installation. Mulch will be turned, as needed, to maintain a fresh appearance, color and uniformity.

#### New Plant/Flower Planning, Installation, and Maintenance

1. 15-18 count flats of annuals may be used at each installation. The color and variety of plants will be discussed and approved by HOA Board and MUD prior to planting.

#### Irrigation System Management

1. Monitor and adjust the operation of the irrigation system to ensure deep root growth of plant materials while mitigating runoff, conserving water, and keeping streets and sidewalks dry.
2. Perform visual checks and provide a written report on the condition of the system and an estimate on all repairs when corrective action is needed.
3. Conduct control timer adjustments to adhere to seasonal irrigation needs.
4. Perform adjustments, cleanings, & minor repairs as needed.
5. Pre-approval is not required for repairs that do not exceed 10% of total monthly maintenance price or \$500 per controller, whichever is greater.
6. All maintenance repairs must be completed by a State of Texas licensed irrigator and/or a licensed irrigation technician.
7. Ensure all back-flow inspections are completed on time.

8. Make necessary adjustments to the watering schedule to abide by water restrictions imposed by the governing water authority, providing personnel to accomplish said request by the end of the next business day.
9. Monitor landscape maintenance areas to ensure the most efficient use of irrigation and help control water costs.
10. Contractor should be prepared to manage and utilize internet-based irrigation control systems to enhance system evaluations, track issues, identify problems, and prepare repair estimates.